



Mansfield Road, Balby Doncaster

welcome to

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Situated in the popular location of Balby is this versatile four bedroom mid-terraced home which is close to a host of local amenities and transport links. The property benefits from a wet room the ground floor, a bathroom to the first floor and is available with no onward chain.



Entrance Porch

With front facing upvc double glazed double doors and a further door which gives access to the entrance hall.

Entrance Hall

With stairs which rise to the first floor landing, a central heating radiator, tiled flooring and access to the dining room and kitchen.

Dining Room

14' 6" x 10' 2" (4.42m x 3.10m)

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and space for a dining table and chairs. A door gives access to the lounge/bedroom three.

Lounge / Bedroom Three

10' 4" x 12' max (3.15m x 3.66m max)

Currently being used as a bedroom with a front facing double glazed bay window, a central heating radiator and coving to the ceiling.

Kitchen

10' x 6' 9" (3.05m x 2.06m)

With a rear facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the porcelain 1 1/2 bowl sink and drainer with mixer tap. The kitchen has space for a freestanding gas cooker with extractor above, plumbing for a washing machine and space for a fridge-freezer. There is tiling to the walls and floor, a door giving access to the cellar and access to the inner hall.

Inner Hall

With access to the wet room, bedroom four and a side facing door to the rear garden.

Wet Room

Fitted with a low flush WC, a floating wall mounted wash hand basin and a wet room/shower area. There is tiling to the walls, a heated towel rail and a side facing obscure double glazed window.

Bedroom Four

8' 7" x 9' 8" (2.62m x 2.95m)

With a rear facing double glazed window, a central heating radiator and fitted wardrobes.

First Floor Landing

From the entrance hall stairs rise to the first floor landing.

Bedroom One

14' x 11' (4.27m x 3.35m)

With a rear facing double glazed window and a central heating radiator.

Bedroom Two

11' 1" x 10' 5" (3.38m x 3.17m)

With a front facing double glazed window and a central heating radiator.

Box Room

7' 2" x 6' 7" (2.18m x 2.01m)

With a front facing double glazed window and a central heating radiator.

Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin on a vanity unit with mixer tap and a panelled bath with telephone style mixer tap and shower attachment. There is tiling to the walls, an extractor fan, a heated towel rail and a built-in storage cupboard.

Outside

To the front of the property is an enclosed garden with gate and path leading to the front entrance whilst to the rear is a good sized courtyard style garden with shed and gate to the rear service lane.



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Mansfield Road, Balby Doncaster

- POPULAR LOCATION
- VERSATILE FOUR BEDROOM MID-TERRACED HOME
- DINING ROOM
- GROUND FLOOR WET ROOM
- FIRST FLOOR BATHROOM

Tenure: Freehold EPC Rating: D

£125,000



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Property Ref:
DCR121635 - 0003

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