





welcome to

Springwell Gardens, Balby Doncaster

Available with no onward chain is this two bedroom semi-detached home which is situated on a corner plot with front and rear gardens. The property has perfect potential to be extended subject to relevant planning permissions and would make the ideal investment opportunity.













Entrance Hall

With a side facing double glazed door with double glazed side panels and tiled flooring.

Lounge

11' 11" x 5' 8" (3.63m x 1.73m)

With two front facing double glazed windows, stairs which rise to the first floor landing and a feature gas fire.

Kitchen

15' 7" x 7' 11" (4.75m x 2.41m)

With a rear facing double glazed window and a single glazed door through to the conservatory. Fitted with a range of wall and base units with coordinating work surfaces housing the composite sink with mixer tap. The kitchen has a four ring gas hob, an electric oven and under counter space for a washing machine and dishwasher. There is tiled splashback, a wall mounted boiler and a central heating radiator.

Conservatory

10' 1" x 8' 5" (3.07m x 2.57m)

With rear and side facing double glazed windows, rear facing double glazed door and laminate flooring.

First Floor Landing

With a side facing double glazed window.

Bedroom One

built-in wardrobes.

15' 8" $max \times 8'$ 1" ($4.78m max \times 2.46m$) With two rear facing double glazed windows and

Bedroom Two

10' 3" $\max x$ 10' 8" \max (3.12m $\max x$ 3.25m \max) With a front facing double glazed window and access to the loft.

Bathroom

With a front facing obscure double glazed window. Fitted with a WC, a wash hand basin and a bath with shower over. There is tiling to the walls and floor and a central heating radiator.

Outside

Situated on a corner plot with gardens to the front side and rear. To the front there is a lawned garden with decorative pebbled borders and various shrubs and trees. To the side there is a block paved driveway providing off road parking with decorative borders. A side gate gives access to the rear garden where there is a generous lawned garden with decorative pebbled areas, outside tap and pond. The rear of the garden was previously used as a driveway and this could easily be converted back if required.





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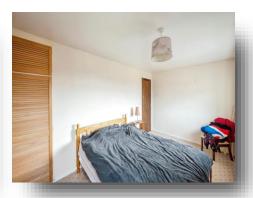
- TWO BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- SITUATED ON CORNER PLOT
- POTENTIAL TO EXTEND SUBJECT TO RELEVANT PLANNING PERMISSIONS
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

£145,000







Westmorland St.

Westmorland St.

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Please note the marker reflects the postcode not the actual property

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Property Ref: DCR121834 - 0003

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