



Florence Avenue, Balby DONCASTER

welcome to

Florence Avenue, Balby DONCASTER

GUIDE PRICE £100,000-£110,000. This three bedroom mid terraced property offers a spacious kitchen, two reception rooms and a workshop to the rear garden. The property comes to the market with no onward chain!



Entrance Porch

Accessed through a rear facing exterior door. There is original feature tiling to the walls and floor.

Entrance Hall

There are stairs which rise to the first floor landing and a central heating radiator.

Lounge

14' 7" x 11' (4.45m x 3.35m)

With a front facing bay double glazed window and sliding doors which give access to the dining room. There is a central heating radiator and a feature fireplace as the focal point of the room.

Dining Room

12' 7" x 11' 3" (3.84m x 3.43m)

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

Kitchen

13' 6" x 8' 7" (4.11m x 2.62m)

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a gas cooker point with cooker hood above, space for a fridge-freezer and plumbing for a washing machine. There is the wall mounted boiler, a useful under stairs storage cupboard, splash back tiling, a rear facing double glazed window and a side facing door which gives access to the rear garden.

First Floor Landing

Bedroom One

14' 4" max x 12' 4" (4.37m max x 3.76m)

A double room with two front facing double glazed windows and a central heating radiator.

Bedroom Two

12' 7" x 9' 2" max (3.84m x 2.79m max)

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

Bedroom Three

8' 8" x 6' 10" (2.64m x 2.08m)

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

Bathroom

Fitted with a WC, a wash hand basin and panelled bath. There is a central heating radiator and a side facing double glazed window.

Outside

To the rear of the property is a courtyard style garden with an outbuilding and an outdoor workshop. There is a rear gate which gives access to the rear service lane.

Workshop

12' 1" x 6' 5" (3.68m x 1.96m)

With a front facing door which gives access to the rear garden and a side facing window.

Additional Information

The vendors have made us aware that the property has Freehold solar panels. Contact the branch for further details.



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Florence Avenue, Balby DONCASTER

- GUIDE PRICE £100,000-£110,000
- THREE BEDROOM MID TERRACED PROPERTY
- SPACIOUS ENTRANCE HALL
- BAY FRONTED LOUNGE
- REAR ASPECT DINING ROOM

Tenure: Freehold EPC Rating: C

guide price

£100,000-£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122275 - 0005

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