



**Springwell Gardens, Balby DONCASTER**





**welcome to**

**Springwell Gardens, Balby DONCASTER**

GUIDE PRICE £150,000-£160,000. Situated in this popular location close to local amenities and transport links is this ideal starter home which is perfect for first time buyer and young families. The property has front and rear gardens, off road parking and a garage.



### **Entrance Hall**

With a front facing sealed unit door, a central heating radiator and stairs which rise to the first floor landing.

### **Lounge**

13' 3" x 10' 11" to recess ( 4.04m x 3.33m to recess )  
With a front facing double glazed window, a central heating radiator and an understairs storage cupboard.

### **Dining Kitchen**

14' 1" x 9' 2" ( 4.29m x 2.79m )  
With a rear facing double glazed window and a sealed unit door giving access to the garden. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has an electric hob with extractor above, an electric oven, plumbing for a washing machine and space for a fridge-freezer. There is a central heating radiator and a cupboard housing the central heating boiler.

### **First Floor Landing**

### **Bedroom One**

14' 3" max to recess x 8' ( 4.34m max to recess x 2.44m )  
With two front facing double glazed windows, a central heating radiator and a cupboard with hanging space.

### **Bedroom Two**

14' x 9' 2" ( 4.27m x 2.79m )  
With two rear facing double glazed windows.

### **Bathroom**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath with shower over. There is tiling to the walls and downlights to the ceiling.

### **Outside**

To the front of the property there is an open plan lawned garden with a driveway to the side providing off road parking. There is a concrete sectional garage which is currently used for storage whilst to the rear there is a good sized enclosed lawned garden with raised borders and summer house with light and power.



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## Springwell Gardens, Balby DONCASTER

- GUIDE PRICE £150,000-£160,000
- WELL-PRESENTED THROUGHOUT
- GOOD SIZED LOUNGE
- DINING KITCHEN
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

**£150,000-£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122515 - 0002

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