



Scarth Avenue, Balby Doncaster

welcome to

Scarth Avenue, Balby Doncaster

This two double bedroom mid-terraced home is perfect for a first time buyer or investor with a spacious kitchen diner, a decked and lawned rear garden, close links to the City Centre and is available with no onward chain.



Lounge

13' 3" x 9' 10" into bay (4.04m x 3.00m into bay)
With a front facing exterior door, a front facing double glazed bay window, laminate flooring, a central heating radiator and access to the inner lobby.

Inner Lobby

With stairs which rise to the first floor landing and access through to the kitchen diner.

Kitchen Diner

13' 3" x 10' 4" (4.04m x 3.15m)
Fitted with a range of wood effect wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with stainless steel cooker hood above, an integrated eye level oven and grill, plumbing for a washing machine, space for a fridge and freezer and area for a dining table and chairs. There is a concealed wall mounted boiler, complimentary splashback tiling, tiled flooring, a central heating radiator, an understairs storage cupboard, a rear facing double glazed window and rear facing patio doors which provide access to the rear garden.

First Floor Landing

With spotlights to the ceiling.

Bedroom One

13' 3" x 9' 11" (4.04m x 3.02m)
With a front facing double glazed window, a central heating radiator and useful storage.

Bedroom Two

10' 5" x 8' 3" max (3.17m x 2.51m max)
With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a P-shaped bath with mixer shower attachment over and screen. There is partial tiling to the walls, tiled flooring, a chrome heated towel rail and a rear facing

obscure double glazed window.

Outside

To the rear of the property there is a decked area with a lawned garden, fencing to the perimeter and an outside tap.



view this property online williamhbrown.co.uk/Property/DCR122350



welcome to

Scarth Avenue, Balby Doncaster

- TWO DOUBLE BEDROOM MID-TERRACED HOME
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- PRIVATE DECKED AND LAWNED REAR GARDEN
- CLOSE TO DONCASTER CITY CENTRE AND MOTORWAY NETWORK
- SPACIOUS KITCHEN DINER

Tenure: Freehold EPC Rating: C

£95,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DCR122350



Property Ref:
DCR122350 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williambrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williambrown.co.uk