





welcome to

Balmoral Road, Town Moor DONCASTER

This traditional three bedroom semi-detached family home with period features benefits from two reception rooms, a modern and contemporary kitchen, a ground floor WC and utility room. There is a driveway providing off road parking, a spacious rear garden and close links to Doncaster Royal Infirmary.

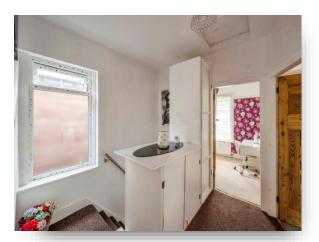












Entrance Hall

With a front facing door, stairs which rise to the first floor landing, a central heating radiator and panelled feature staircase.

Lounge

11' 11" plus bay x 13' 8" (3.63m plus bay x 4.17m) With a front facing bay fronted double glazed window, a gas feature fireplace as the focal point of the room and a central heating radiator.

Dining Room

14' 1" x 11' 2" (4.29m x 3.40m)

With a rear facing double glazed French doors, a central heating radiator and area for a dining table and chairs.

Kitchen

10' 4" x 9' (3.15m x 2.74m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap and an electric food waste disposal. The kitchen has an electric hob with a cooker hood above, an electric oven and grill, a rear facing double glazed window and access through to the utility room.

Utility Room

9' 5" plus recess x 7' 7" (2.87m plus recess x 2.31m) Fitted with a range of wall and base units with work surfaces beneath which is plumbing for a washing machine and space for a tumble dryer, fridge and freezer. There are side facing double glazed windows, access to the rear lobby and ground floor WC.

Rear Lobby

With a side facing door providing access to the rear lobby and access through to the ground floor WC.

Ground Floor W.C.

Fitted with a WC, a wash hand basin and tiling to the walls.

First Floor Landing

With a side facing double glazed window and a loft hatch.

Bedroom One

11' 11" plus bay x 12' 2" (3.63m plus bay x 3.71m) With a front facing double glazed window, a central heating radiator and a feature fireplace.

Bedroom Two

14' x 11' 1" max (4.27m x 3.38m max) With a rear facing double glazed window, a central heating radiator and a feature fireplace.

Bedroom Three

 $8^{\circ}~8^{\circ}~x~8^{\circ}~(~2.64m~x~2.44m~)$

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

Bathroom

With two rear facing obscure double glazed windows. Fitted with a four piece suite comprising of a WC, a wash hand basin, a panelled bath and a shower cubicle with shower. There is a central heating radiator.

Outside

To the front of the property there is a block paved driveway providing off road parking whilst to the side there is a right of access with a gate to the rear garden. To the rear of the property there is an artificial lawned garden with a variety of mature shrubs and plants, decked patio, area for a hot tub, a garden shed and outbuilding.





welcome to

Balmoral Road, Town Moor DONCASTER

- THREE BEDROOM SEMI-DETACHED HOME
- BAY FRONTED LOUNGE AND MASTER BEDROOM
- DINING ROOM WITH MODERN KITCHEN
- GROUND FLOOR WC AND UTILITY ROOM
- USEFUL CELLAR IDEAL FOR STORAGE

Tenure: Freehold EPC Rating: D

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122435



Property Ref: DCR122435 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk

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.