



Balmoral Road, Town Moor DONCASTER

welcome to

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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' 8" x 8' (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.



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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

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Property Ref:
DCR122435 - 0002

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