



**Belvedere, Balby Doncaster**



**welcome to**

**Belvedere, Balby Doncaster**

GUIDE PRICE £110,000-£115,000. Ideal for a first time buyer or young family is this two double bedroom semi detached property which is located in this popular location of Balby with close links to local amenities and transport links.



### **Entrance Hall**

Accessed through a front facing exterior door. There are stairs which rise to the first floor landing.

### **Lounge**

16' 1" x 11' 11" max ( 4.90m x 3.63m max )

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

### **Kitchen Diner**

20' 3" max x 9' 8" ( 6.17m max x 2.95m )

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridgefreezer. There is a storage cupboard which houses the wall mounted boiler, a central heating radiator, area for a dining table and chairs and access through to the ground floor W.C and conservatory. With two rear facing double glazed windows.

### **Ground Floor W.C**

Fitted with a WC and a wash hand basin. There is a rear facing obscure double glazed window.

### **Conservatory**

9' 8" x 12' 5" ( 2.95m x 3.78m )

With side and rear facing double glazed windows and rear facing French doors which give access to the rear garden.

### **First Floor Landing**

There is a side facing double glazed window and loft access.

### **Bedroom One**

12' 2" x 11' 6" ( 3.71m x 3.51m )

A double room with a rear facing double glazed window and a central heating radiator.

### **Bedroom Two**

17' 1" x 9' 5" ( 5.21m x 2.87m )

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

### **Bathroom**

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 and a rear facing obscure double glazed window.

### **Outside**

To the front of the property is a mainly laid to lawn garden with a variety of mature shrubs and plants to the borders and a pathway leading to the entrance. To the rear of the property is a private and enclosed garden with patio area. There is a shed, rockery area and a greenhouse.



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## Belvedere, Balby Doncaster

- GUIDE PRICE £110,000-£115,000
- CUL DE SAC LOCATION
- TWO BEDROOM SEMI DETACHED PROPERTY
- FORMALLY THREE BEDROOMS
- KITCHEN DINER

Tenure: Freehold EPC Rating: Awaited

guide price

**£110,000-£115,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122686 - 0003

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