



**Stonegate Mews, Balby Doncaster**



**welcome to**

**Stonegate Mews, Balby Doncaster**

Ideal for first time buyers and investors is this one bedroom semi-detached home situated in the popular location of Balby close to a host of local amenities and excellent transport links including the A1 and M18 motorway network.



### **Entrance Porch**

With a side facing composite door, a central heating radiator and decorative dado rail.

### **Lounge**

15' 9" x 13' 6" ( 4.80m x 4.11m )

With a front facing double glazed window, laminate flooring, a central heating radiator, coving to the ceiling and stairs which rise to the first floor landing.

### **Kitchen**

10' 5" x 6' 9" ( 3.17m x 2.06m )

With a side facing double glazed window. Fitted with a range of wall and base units with work surfaces housing the stainless steel sink with mixer tap. The kitchen has a four ring gas hob with extractor above, an electric oven, space for a fridge-freezer and space and plumbing for a washing machine. There is splashback tiling, vinyl flooring and a central heating radiator.

### **Downstairs W.C.**

Fitted with a WC, a wash hand basin, a central heating radiator and vinyl flooring.

### **First Floor Landing**

With access to the loft and a central heating radiator.

### **Bedroom**

13' 7" x 12' 7" max ( 4.14m x 3.84m max )

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

### **Bathroom**

Fitted with a WC, a wash hand basin and a bath with shower over. There is partial tiling, an extractor fan and a heated towel rail.

### **Outside**

There is an allocated parking space.



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## Stonegate Mews, Balby Doncaster

- ONE BEDROOM SEMI-DETACHED HOME
- DOWNSTAIRS WC
- WELL-PRESENTED THROUGHOUT
- GOOD SIZED LOUNGE
- KITCHEN

Tenure: Freehold EPC Rating: C

**£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122896 - 0002

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