

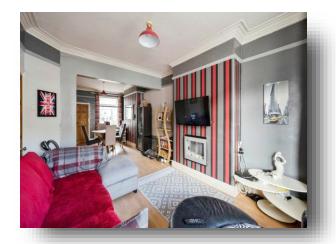
**Albany Road, Balby Doncaster** 

## welcome to

## **Albany Road, Balby Doncaster**

GUIDE PRICE £110,000-£120,000. This spacious three bedroom mid terraced property is situated in this popular location of Balby with excellent links to local amenities and transport links. The property is ideal for a first time buyer or investors and offers spacious living accommodation throughout.













#### **Entrance Porch**

Accessed through a front facing sealed unit door.

#### **Entrance Hall**

There is a central heating radiator, laminate flooring and stairs which rise to the first floor landing.

### Lounge

12'  $3" \times 11' \times 10"$  to the recess (  $3.73m \times 3.61m$  to the recess )

With a front facing bay double glazed window. There is laminate flooring, a central heating radiator, a picture rail and coving to the ceiling. There is a feature electric fireplace as the focal point of the room.

### **Dining Room**

14' 2" x 9' 6" ( 4.32m x 2.90m )

There is a rear facing double glazed window, laminate flooring, a picture rail and coving to the ceiling.

#### Kitchen

18' 1" x 9' 4" max ( 5.51m x 2.84m max )

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a gas hob with extractor hood above, an electric oven, plumbing for a washing machine and space for a fridgefreezer. There is the wall mounted boiler, a rear facing double glazed window, a rear facing door which gives access to the porch and a door which gives access to the cellar.

### **Rear Porch**

With a rear facing double glazed window and a rear facing door which gives access to the rear garden.

### **First Floor Landing**

There is a central heating radiator.

### **Bedroom One**

12' 2"  $\times$  15' 3" to the recess (  $3.71m \times 4.65m$  to the recess ) A double room with two front facing double glazed windows, a central heating radiator and laminate flooring.

#### **Bedroom Two**

14' 2" x 9' 7" ( 4.32m x 2.92m )

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

### **Bedroom Three**

8' 11" x 9' 7" ( 2.72m x 2.92m ) With a rear facing double glazed window.

#### **Bathroom**

Fitted with a WC, a wash hand basin and a panelled bath with mixer tap and shower attachment. There is a central heating radiator, complimentary tiling and a side facing obscure double glazed window.

#### Outside

To the rear of the property is an enclosed lawned garden with access to the rear service lane. There is a useful outbuilding for garden storage.





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# **Albany Road, Balby Doncaster**

- GUIDE PRICE £110,000-£120,000
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- THREE BEDROOM MID-TERRACED PROPERTY
- LOUNGE OPEN PLAN TO THE DINING ROOM
- **BATHROOM**

Tenure: Freehold EPC Rating: Awaited

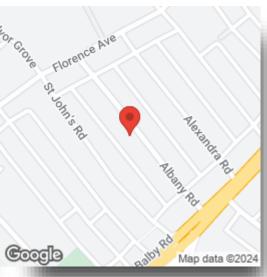
quide price

£110,000-£120,000







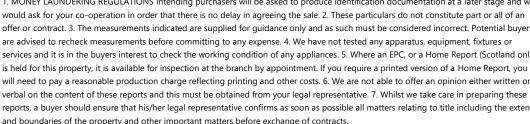


Please note the marker reflects the postcode not the actual property

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