



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" x 11' 10" to the recess (3.73m x 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" x 15' 3" to the recess (3.71m x 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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- 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: Awaiting

guide price

£110,000-£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122860 - 0004

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william h brown



01302 327121



doncaster@williambrown.co.uk



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



[williambrown.co.uk](https://www.williambrown.co.uk)