

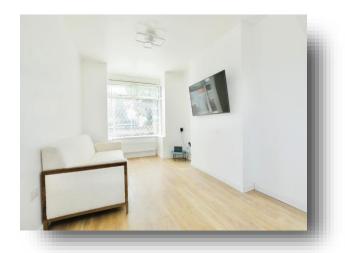
**Springwell Lane, Balby DONCASTER** 



## welcome to

# **Springwell Lane, Balby DONCASTER**

Perfect for a first time buyer or investor is this well presented three bedroom mid terraced property which is located close to local amenities and transport links. The property benefits from having a spacious lounge diner and modern breakfast kitchen.













#### **Entrance Hall**

Accessed through a front facing exterior door. There is laminate flooring, a central heating radiator and stairs which rise to the first floor landing.

### **Open Plan Lounge Diner Lounge**

14' 7" into bay window x 10' (4.45m into bay window x 3.05m)

With a front facing bay double glazed window, a central heating radiator, laminate flooring and a TV media feature wall.

### **Dining Room**

12' 4" x 10' 9" max ( 3.76m x 3.28m max ) With rear facing French doors which gives access to the rear garden. There is a central heating radiator and laminate flooring.

#### Kitchen

13' 6" plus recess x 9' 1" ( 4.11m plus recess x 2.77m ) Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has space for a freestanding gas cooker with cooker hood above, a built in fridgefreezer and plumbing for a washing machine.

There is splash back tiling, downlights to the ceiling, the wall mounted boiler, tiling to the floor and a breakfast bar area. With side and rear facing double glazed windows and a side facing door which provides access to the rear garden.

### First Floor Landing

There is a further staircase with provides access to the occasional attic space.

#### **Bedroom One**

11' 11" x 14' 1" max ( 3.63m x 4.29m max ) With a front facing double glazed window and a central heating radiator.

### **Bedroom Two**

12' 2" x 9' 2" ( 3.71m x 2.79m ) With a rear facing double glazed window and a central heating radiator.

#### **Bedroom Three**

9' 5" x 9' max ( 2.87m x 2.74m max ) There is a rear facing double glazed window and a central heating radiator.

### **Occasional Attic Space**

There is a skylight window.

#### **Shower Room**

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is complimentary tiling and a central heating radiator.

#### **Outside**

To the front of the property is a gated courtyard style garden while to the rear of the property is an enclosed courtyard style garden for low maintenance. There is a rear access gate for additional access.

#### **Additional Infomation**

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.





### welcome to

# **Springwell Lane, Balby DONCASTER**

- POPULAR LOCATION
- THREE BEDROOM MID TERRACED PROPERTY
- WELL PRESENTED AND MODERNISED THROUGHOUT
- OPEN PLAN LOUNGE DINER
- MODERN BATHROOM

Tenure: Freehold EPC Rating: D

£120,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122170



Property Ref: DCR122170 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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