



Springwell Lane, Balby DONCASTER

welcome to

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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 tot he 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.



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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

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Property Ref:
DCR122170 - 0005

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