

**St. Peters Road, Balby DONCASTER** 



# welcome to

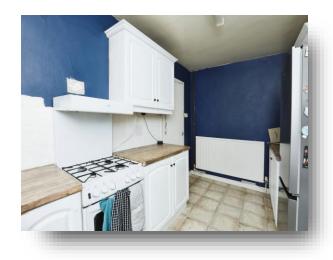
# St. Peters Road, Balby DONCASTER

This three bedroom semi-detached family home is situated on this impressive corner plot and benefits from a dual aspect lounge diner, a ground floor WC, off road parking, a decked rear garden and close links to a range of amenities and motorway network links.













#### **Entrance Porch**

With a front facing exterior door and access into the entrance hall.

#### **Entrance Hall**

With a front facing double glazed window, a useful storage cupboard and stairs which rise to the first floor landing.

### Lounge

18' 10" x 10' 10" max ( 5.74m x 3.30m max ) With a front facing double glazed window, two central heating radiators and rear facing French doors which lead onto the rear garden.

### **Kitchen**

12' 7" x 7' 6" plus recess ( 3.84m x 2.29m plus recess ) Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a gas cooker point, plumbing for a washing machine and space for a fridge and freezer. There is a wall mounted boiler, splashback tiling, a central heating radiator, a side facing double glazed window and access to the rear lobby.

### **Rear Lobby**

With access to the ground floor WC, ground floor shower room and the rear garden.

### **Ground Floor W.C.**

Fitted with a low flush WC and a rear facing obscure double glazed window.

### **Ground Floor Shower Room**

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is a rear facing obscure double glazed window and a central heating radiator.

# **First Floor Landing**

With access to the three bedrooms.

### **Bedroom One**

11' 1" x 14' 7" ( 3.38m x 4.45m )

With a rear facing double glazed window, a central heating radiator and fitted storage.

#### **Bedroom Two**

11' 1" plus recess x 9' (3.38m plus recess x 2.74m) With a rear facing double glazed window and a central heating radiator.

#### **Bedroom Three**

11'  $\times$  7' 5" (  $3.35m \times 2.26m$  ) With a front facing double glazed window and a central heating radiator.

#### Outside

To the front of the property there is a gravel front garden with hedging to the borders. There is a driveway to the side providing off road parking with a gravel and lawned section. To the rear of the property there is an enclosed decked and hardstanding area for ease of maintenance with fencing to the perimeter.





## welcome to

# St. Peters Road, Balby DONCASTER

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- IMPRESSIVE CORNER PLOT
- SPACIOUS FRONT GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING
- DECKED AND LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: E

offers over

£120,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122964



Property Ref: DCR122964 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk