



**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' x 7' 5" ( 3.35m x 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.



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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

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Property Ref:  
DCR122964 - 0003

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