

Cedar Road, Balby DONCASTER



welcome to

Cedar Road, Balby DONCASTER

GUIDE PRICE £150,000-£160,000. This two bedroom semi-detached corner plot home is ideal for a first time buyer or growing family with a range of off road parking, open playing field views and is available with no onward chain! The property has two reception rooms and an enclosed rear garden.













Kitchen Diner

9' 3" x 8' 2" (2.82m x 2.49m)

With a front facing composite door. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is complimentary tiling, a front facing double glazed window and access to the lounge and dining room.

Dining Room

16' x 6' 11" ($4.88m \times 2.11m$) With a front facing double glazed window, a central heating radiator, a useful storage cupboard and laminate flooring.

Lounge

11' 1" x 16' 4" ($3.38m \times 4.98m$) With a rear facing double glazed window, a central heating radiator, stairs which rise to the first floor landing and rear facing French doors which lead out to the rear garden. The focal point of the room is the gas feature fireplace.

First Floor Landing

Bedroom One

16' 5" x 8' 3" (5.00m x 2.51m) With two rear facing double glazed windows, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

Bedroom Two

10' 5" x 8' 3" ($3.17m\ x\ 2.51m\)$ With a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with an electric shower over. There is splashback tiling and a front facing obscure double glazed window.

Outside

To the front of the property there is a hardstanding concrete driveway providing ample off road parking. There is a mainly laid to lawn front garden which continues to the side with an open out look onto the playing fields to the front. To the rear of the property there is a mainly laid to lawn garden with patio and a range of mature shrubs and plants to the borders.





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- GUIDE PRICE £150,000-£160,000 •
- TWO BEDROOM SEMI-DETACHED FAMILY HOME
- CORNER PLOT POSITION
- NO ONWARD CHAIN
- OPEN VIEWS OVER PLAYING FIELDS TO THE FRONT .

Tenure: Freehold EPC Rating: D

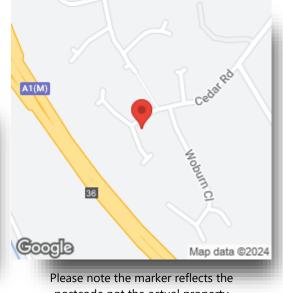
guide price £150,000-£160,000





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postcode not the actual property

The Property Ombudsman

Property Ref: DCR122490 - 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.

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