



**Cedar Road, Balby DONCASTER**



**welcome to**

**Cedar Road, Balby DONCASTER**

GUIDE PRICE £140,000-£150,000. 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 x 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 x 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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## Cedar Road, Balby DONCASTER

- GUIDE PRICE £140,000
- 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

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122490 - 0004

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