



**Green Street, Balby DONCASTER**



**welcome to**

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This three bedroom semi-detached bay fronted home benefits from two reception rooms and a landscaped low maintenance rear garden with useful storage areas and outbuildings. Available with no onward chain!



### Entrance Hall

With a front facing exterior door, stairs which rise to the first floor landing and a central heating radiator.

### Lounge

14' 5" into bay x 11' 4" ( 4.39m into bay x 3.45m )

With a front facing double glazed bay window, a central heating radiator and an electric feature fireplace as the focal point of the room.

### Sitting Room / Dining Room

12' 5" x 10' 6" max ( 3.78m x 3.20m max )

With a rear facing door providing access to the rear garden, a central heating radiator and an electric feature fire. There is access through to the kitchen.

### Kitchen

10' 9" max x 6' 3" ( 3.28m max x 1.91m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, space for a fridge and freezer and plumbing for a washing machine. There is a rear facing double glazed window and a side facing door providing access to the rear garden.

### First Floor Landing

With a side facing double glazed window and a storage cupboard which houses the wall mounted boiler.

### Bedroom One

14' 3" into bay x 10' 1" ( 4.34m into bay x 3.07m )

With a front facing double glazed bay window, a central heating radiator and fitted wardrobes providing hanging and storage space.

### Bedroom Two

12' 6" x 10' 7" max ( 3.81m x 3.23m max )

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

### Bedroom Three

7' 8" x 6' 3" ( 2.34m x 1.91m )

With a rear 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 shower over. There is partial tiling and a rear facing obscure double glazed window.

### Outside

To the front of the property there is a courtyard with a path to the side which continues to the rear garden. To the rear of the property there is an enclosed artificial lawned garden with patio area and a variety of shrubs and fruit trees to the borders.

There is a gate to the rear service lane, a useful store and outbuildings providing useful garden storage space.



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## Green Street, Balby DONCASTER

- THREE BEDROOM SEMI-DETACHED HOME
- LOUNGE AND DINING ROOM
- REAR ASPECT KITCHEN
- LANDSCAPED LOW MAINTENANCE REAR GARDEN
- CLOSE LINKS TO A RANGE OF MOTORWAY NETWORKS, SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: C

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122973 - 0003

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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.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**