

Green Street, Balby DONCASTER

william h brown

# welcome to

# Green Street, Balby DONCASTER

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 ( $3.78m \times 3.20m max$ ) 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.

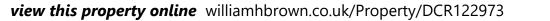


#### Bathroom

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 IF MOTORWAY NETWORKS, SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: C

# £150,000





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