



**Finch Road, Balby Doncaster**



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## **Finch Road, Balby Doncaster**

This well-presented mid-terraced property is located in the popular area of Balby and offers spacious living accommodation throughout. Perfect for first time buyers or investors with an enclosed rear garden and a garage.



### **Entrance Hall**

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

### **Lounge**

14' 5" to bay x 12' 11" to recess ( 4.39m to bay x 3.94m to recess )

With a front facing double glazed bay window, a central heating radiator and coving to the ceiling.

### **Dining Kitchen**

16' 5" max x 10' 9" max to recess ( 5.00m max x 3.28m max to recess )

With two rear facing double glazed windows and a sealed unit door. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an electric oven, space for fridge-freezer, plumbing for a washing machine, complimentary tiling and a useful storage cupboard.

### **First Floor Landing**

#### **Bedroom One**

13' 3" plus recess x 13' plus bay ( 4.04m plus recess x 3.96m plus bay )

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

#### **Bedroom Two**

9' 6" x 10' 10" ( 2.90m x 3.30m )

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

### **Bathroom**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath with mixer tap, shower over and screen. There is partial tiling to the walls and a chrome heated towel rail.

### **Outside**

To the front of the property there is an enclosed forecourt with plants and shrubs whilst to the rear there is a good sized enclosed garden with shrubs to the borders, access to the rear service road and concrete sectional garage.

### **Garage**

Accessed from the rear of the property with an electric door, light and power.



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## Finch Road, Balby Doncaster

- SPACIOUS LOUNGE
- DINING KITCHEN
- TWO GOOD SIZED BEDROOMS
- FRONT FORECOURT
- ENCLOSED REAR GARDEN AND GARAGE

Tenure: Freehold EPC Rating: D

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123538 - 0003

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