



Tenter Balk Lane, Adwick-Le-Street Doncaster

welcome to

Tenter Balk Lane, Adwick-Le-Street Doncaster

GUIDE PRICE £265,000-£275,000. A sizable extended four bedroom semi-detached family home which is well-presented throughout and situated in this popular location close to local amenities and transport links. The property has front and rear gardens, off road parking and a garage.



Entrance Porch

With a front facing sealed unit door, tiled flooring and access through to the entrance hall.

Entrance Hall

There is continued tiled flooring, an understairs storage cupboard and a central heating radiator.

Lounge

14' 6" to bay x 12' 5" to recess (4.42m to bay x 3.78m to recess)

With a front facing double glazed bay window and a central heating radiator. The focal point of the room is the feature fireplace with marble style back and a hearth housing the gas living flame fire.

Dining Room

13' 2" to recess x 16' max (4.01m to recess x 4.88m max)

With a rear facing double glazed window, tiled flooring, a central heating radiator and two useful storage cupboards.

Dining Kitchen

16' to bay x 12' 7" (4.88m to bay x 3.84m)

With a rear facing double glazed bay window. Fitted with a range of wall and base units with granite work surfaces housing the inset 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a professional style cooker with eight ring gas hob, an extractor above and an electric double oven. There is an integrated dishwasher, complimentary tiling and laminate flooring.

Utility Room

5' 2" x 4' 6" (1.57m x 1.37m)

There are work surfaces beneath which is space for a tumble dryer and plumbing for a washing machine. There is tiled flooring, access to the downstairs WC and a side facing sealed unit door giving access to the rear garden.

Downstairs W.C.

Fitted with a WC, a wash hand basin and a rear facing obscure double glazed window.

First Floor Landing

From the entrance hall stairs rise to the first floor landing which has access to the loft.

Bedroom One

14' 9" to bay x 12' 2" to recess (4.50m to bay x 3.71m to recess)

With a front facing double glazed bay window and a central heating radiator.

Bedroom Two

14' x 12' 2" (4.27m x 3.71m)

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

Dressing Area

6' 11" x 7' 5" (2.11m x 2.26m)

With laminate flooring and a central heating radiator. The dressing area opens up to bedroom three.

Bedroom Three

7' 1" x 8' 5" (2.16m x 2.57m)

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

Bedroom Four

6' 4" plus deep recess x 13' (1.93m plus deep recess x 3.96m)

With a rear facing double glazed window, laminate flooring, a central heating radiator and wardrobes providing hanging and storage space.

En-Suite Shower Room

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling, laminate flooring and a chrome heated towel rail.

Family Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath with mixer tap and shower attachment. There is a cupboard housing the gas central heating boiler and laminate flooring.

Outside

To the front of the property there is a driveway providing off road parking which leads to the garage. To the rear of the property is a generous enclosed lawned garden with mature shrubs, plants and trees to the borders. There is a purpose built shed and patio area.

Garage

With a roller shutter door.



view this property online williamhbrown.co.uk/Property/DCR123873



welcome to

Tenter Balk Lane, Adwick-Le-Street Doncaster

- GUIDE PRICE £265,000-£275,000
- FOUR BEDROOM SEMI-DETACHED HOME
- LOUNGE AND SEPARATE DINING ROOM
- DINING KITCHEN
- UTILITY ROOM AND DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D

guide price

£265,000-£275,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123873



Property Ref:
DCR123873 - 0002

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.

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



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



williamhbrown.co.uk