



Westfield Road, Balby Doncaster

welcome to

Westfield Road, Balby Doncaster

This spacious well-presented three bedroom semi-detached home is situated in this popular location close to local amenities and excellent transport links. Available with no onward chain!



Entrance Hall

With a front facing sealed unit door, a central heating radiator, laminate flooring and an understairs storage cupboard.

Lounge

13' to bay x 12' to recess (3.96m to bay x 3.66m to recess)

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

Dining Room

14' 2" to bay x 10' 11" to recess (4.32m to bay x 3.33m to recess)

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

Breakfast Kitchen

12' 8" x 7' (3.86m x 2.13m)

With a rear facing double glazed window and a side facing sealed unit door. Fitted with 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 splashback tiling and extractor above, an electric oven and plumbing for a washing machine.

First Floor Landing

With a side facing double glazed window and access to the loft.

Bedroom One

11' 1" to recess x 13' 1" to bay (3.38m to recess x 3.99m to bay)

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

Bedroom Two

12' 2" x 11' to recess (3.71m x 3.35m to recess)

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

Bedroom Three

7' x 7' (2.13m x 2.13m)

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

Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin on a vanity unit and a panelled bath with shower over. There is partial tiling to the walls, a chrome heated towel rail, extractor fan, tiled flooring and downlights to the ceiling.

Outside

To the front of the property there is an enclosed garden whilst to the rear there is an enclosed lawned garden with mature shrubs and plants, a purpose built store and a courtesy door to the garage.

Garage

Approached via the rear service road with an up and over door, a courtesy door to the garden and is currently used for storage.



view this property online williamhbrown.co.uk/Property/DCR124275



welcome to

Westfield Road, Balby Doncaster

- WELL-PRESENTED THROUGHOUT
- SPACIOUS THREE BEDROOM SEMI-DETACHED HOME
- BAY FRONTED LOUNGE
- SEPARATE DINING ROOM
- BREAKFAST KITCHEN

Tenure: Freehold EPC Rating: E

offers in the region of

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124275



Property Ref:
DCR124275 - 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