



**Albany Road, Balby Doncaster**

**welcome to**

**Albany Road, Balby Doncaster**

GUIDE PRICE £100,000-£110,000. This three bedroom mid-terraced home with opportunity to purchase with tenant in situ benefits from a bay fronted lounge, a rear aspect dining room and a cellar ideal for additional storage. Conveniently located with close links to the City Centre and motorway network.



### Entrance Porch

With a front facing sealed unit door and a further door giving access to the entrance hall.

### Entrance Hall

With laminate flooring, a central heating radiator and stairs which rise to the first floor landing.

### Lounge

11' 11" into bay x 9' 10" ( 3.63m into bay x 3.00m )

With a front facing double glazed bay window, a central heating radiator, coving to the ceiling and a as feature fireplace as the focal point of the room. There is open access through to the dining room.

### Dining Room

13' 11" x 10' 3" max ( 4.24m x 3.12m max )

With a rear facing door providing access to the rear garden, a central heating radiator, coving to the ceiling and access through to the kitchen.

### Kitchen

12' 11" x 8' 7" max ( 3.94m x 2.62m max )

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a four ring gas hob, space for a gas cooker, space for a fridge and freezer and under counter space and plumbing for a washing machine. There is tiled splashback, tiled flooring, a wall mounted boiler, a door to the cellar, a rear facing double glazed window and a side facing door leading out to the rear garden.

### First Floor Landing

With a useful storage cupboard and a central heating radiator.

### Bedroom One

11' 11" x 12' ( 3.63m x 3.66m )

With two front facing double glazed windows, a central heating radiator and fitted storage.

### Bedroom Two

13' x 8' max ( 3.96m x 2.44m max )

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

### Bedroom Three

7' 1" x 7' 7" plus recess ( 2.16m x 2.31m plus recess )

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. There is a shaver point and a side facing obscure double glazed window.

### Outside

To the rear of the property there is an enclosed garden with lawned area, patio area, vegetable patch, slate features and a gate to the rear service lane.

### Additional Information

The property has the opportunity to purchase with a tenant in situ although due to circumstances the tenant may vacate prior to completion.



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## Albany Road, Balby Doncaster

- GUIDE PRICE £100,000-£110,000
- THREE BEDROOM MID-TERRACED HOME
- BAY FRONTED LOUNGE
- SPACIOUS DINING ROOM
- KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£100,000-£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124167 - 0002

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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)**