



Great Central Avenue, Balby Doncaster

welcome to

Great Central Avenue, Balby Doncaster

GUIDE PRICE £80,000-£90,000. Ideal for investors or first time buyers is this two bedroom mid-terraced property which is available with no onward chain. Situated in this popular location in Balby close to a host of local amenities and transport links.



Lounge Dining Room

Lounge Area

11' 7" x 12' 4" to recess (3.53m x 3.76m to recess)

With a front facing sealed unit door, a front facing double glazed window, a central heating radiator, a useful understairs storage cupboard and coving to the ceiling. The focal point of the room is the feature fireplace housing the electric coal effect fire. There is an open arch through to the dining room.

Dining Area

14' 10" x 12' 4" max to recess (4.52m x 3.76m max to recess)

With a rear facing double glazed window, coving to the ceiling, a central heating radiator and a door giving access to the stairs. There is access through to the kitchen.

Kitchen

7' 3" x 8' 11" (2.21m x 2.72m)

Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with splashback and extractor above, an electric oven and space for a fridge-freezer. There is partial tiling to the walls, coving to the ceiling, tiled flooring, a side facing double glazed window and access through to the rear lobby.

Rear Lobby

With tiled flooring and plumbing for a washing machine. There is a side facing sealed unit door and access to the downstairs bathroom.

Downstairs Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over and screen. There is partial tiling to the walls, tiled flooring, coving to the ceiling and an extractor fan.

First Floor Landing

Bedroom One

10' 11" x 13' to recess (3.33m x 3.96m to recess)

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

Bedroom Two

11' 6" x 13' 11" to recess (3.51m x 4.24m to recess)

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and a door giving access to the stairs which rise to the attic room.

Attic Room

With a rear facing skylight window.

Outside

To the rear of the property there is an enclosed paved garden with rear gate to the service lane.



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Great Central Avenue, Balby Doncaster

- GUIDE PRICE £80,000-£90,000
- OPEN PLAN LOUNGE DINING ROOM
- DOWNSTAIRS BATHROOM
- TWO DOUBLE BEDROOMS TO FIRST FLOOR
- ATTIC ROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£80,000-£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124559 - 0002

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