



**Belmont Avenue, Balby Doncaster**



**welcome to**

**Belmont Avenue, Balby Doncaster**

GUIDE PRICE £90,000-£100,000. Situated in this popular location close to excellent transport links and local amenities is this spacious two bedroom mid-terraced home. Available with no onward chain!



### **Entrance Hall**

With a front facing sealed unit door, dado rail, coving to the ceiling and a central heating radiator.

### **Lounge**

14' 4" to bay x 11' 11" to recess ( 4.37m to bay x 3.63m to recess )

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

### **Dining Room**

12' 1" to recess x 13' 3" ( 3.68m to recess x 4.04m )

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

### **Kitchen**

10' x 9' 3" ( 3.05m x 2.82m )

With a rear facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with stainless steel splashback and extractor above, an electric oven, plumbing for a washing machine and space for a fridge-freezer. There is a side facing sealed unit door giving access to the rear garden and a door to the cellar.

### **First Floor Landing**

With a useful storage cupboard.

### **Bedroom One**

12' 5" x 15' 4" to recess ( 3.78m x 4.67m to recess )

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

### **Bedroom Two**

13' 4" x 10' to recess ( 4.06m x 3.05m to recess )

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

### **Bathroom**

With a rear facing obscure double glazed window.

Fitted with a low flush WC, a wash hand basin and a corner bath with mixer tap and shower over. There is a central heating radiator and partial tiling to the walls.

### **Outside**

To the rear of the property there is a lawned garden with paved area to provide off road parking.



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## **Belmont Avenue, Balby Doncaster**

- GUIDE PRICE £90,000-£100,000
- IDEAL FOR FIRST TIME BUYERS, INVESTORS OR YOUNG FAMILIES
- LOUNGE AND DINING ROOM
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

**£90,000-£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124843 - 0002

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