

**Belmont Avenue, Balby Doncaster** 

# welcome to

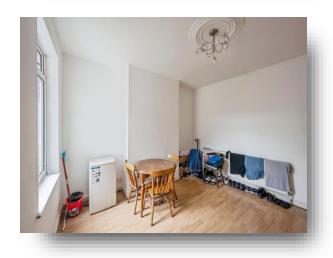
# **Belmont Avenue, Balby Doncaster**

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.





## welcome to

# **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







Coogle Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124843



Property Ref: DCR124843 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk

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.