



Burton Avenue, Balby Doncaster

welcome to

Burton Avenue, Balby Doncaster

This fabulous two double bedroom spacious mid-terraced home is situated in this popular location close to a host of local amenities and transport links.



Lounge

13' 9" x 12' 8" to recess (4.19m x 3.86m to recess)

With a front facing sealed unit door, a front facing double glazed bay window and a central heating radiator. The focal point of the room is the feature fireplace with electric pebble effect fire. The lounge is open plan to the dining room. Stairs rise to the first floor with understairs storage cupboard.

Dining Room

12' 2" x 12' 5" to recess (3.71m x 3.78m to recess)

With a rear facing double glazed window, a central heating radiator and a feature fireplace with pebble effect fire.

Kitchen

13' 7" x 6' 11" ` ( 4.14m x 2.11m `)

With rear and side facing double glazed windows. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric hob with extractor above, an electric oven, plumbing for a washing machine, space for a tumble dryer and an integrated fridge-freezer and dishwasher. There is a side facing sealed unit door giving access to the rear garden.

First Floor Landing

With a central heating radiator.

Bedroom One

12' 5" x 11' 2" (3.78m x 3.40m)

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

Bedroom Two

12' 3" x 9' 7" (3.73m x 2.92m)

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

Bathroom

With rear and side facing double glazed windows. Fitted with a low flush WC, a wash hand basin, a panelled bath with mixer tap and shower attachment and a shower cubicle with shower. There is partial tiling to the walls, a chrome heated towel rail and a

cupboard housing the gas central heating boiler.

Outside

To the rear of the property there is an enclosed artificial lawned garden with patio, power socket, outside tap and a gate to the rear service road.



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Burton Avenue, Balby Doncaster

- SPACIOUS ACCOMMODATION THROUGHOUT
- OPEN PLAN LOUNGE DINING ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS
- FOUR PIECE BATHROOM SUITE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125162 - 0002

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