

**Burton Avenue, Balby Doncaster** 

## welcome to

# **Burton Avenue, Balby Doncaster**

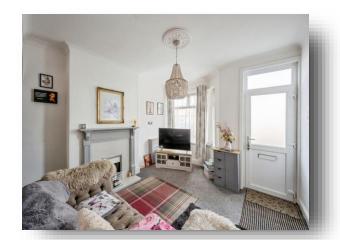
This fabulous two double bedroom spacious mid-terraced home is situated in this popular location close to a host of local amenities and transport links.













#### 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

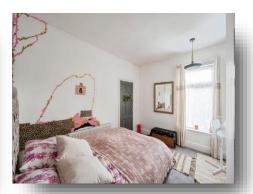
Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £110,000







Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

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Property Ref: DCR125162 - 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 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

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