



**Balcarres Road, New Rossington Doncaster**

**welcome to**

**Balcarres Road, New Rossington Doncaster**

This is a fantastic opportunity for investors or first time buyers and is available with no onward chain! In need of modernisation throughout is this three bedroom semi-detached property situated in this sought after location with front and rear gardens and garage.



### **Entrance Porch**

A front facing glazed porch with front and side panels gives access into the entrance hall.

### **Entrance Hall**

With stairs rising to the first floor landing and a central heating radiator.

### **Lounge**

10' 8" x 11' 10" ( 3.25m x 3.61m )

With a front facing single glazed bay window, chimney breast and a central heating radiator. The lounge is open plan to the dining room.

### **Dining Room**

11' 10" x 11' 11" ( 3.61m x 3.63m )

With rear facing double glazed doors, a chimney breast and a central heating radiator.

### **Kitchen**

8' 5" x 5' 11" ( 2.57m x 1.80m )

With a side facing single glazed window and side facing timber door. Fitted with a range of wall and base units with coordinating work tops and tiled splashbacks. There is a stainless steel sink and mixer tap, a four burner electric hob and electric oven, vinyl flooring and a useful pantry which has a side facing window, ample shelving and a wall mounted boiler.

### **First Floor Landing**

With a side facing single glazed window and access to the loft.

### **Bedroom One**

12' Max x 10' 9" ( 3.66m Max x 3.28m )

With a front facing single glazed bay window, chimney breast, built-in wardrobes and a central heating radiator.

### **Bedroom Two**

11' 11" x 11' 10" ( 3.63m x 3.61m )

With rear facing single glazed window, chimney breast, built-in cupboards and a central heating radiator.

### **Bedroom Three**

7' 5" x 5' 11" ( 2.26m x 1.80m )

With a front facing single glazed window, a central heating radiator and shelving.

### **Wet Room**

With a rear facing obscure double glazed window. This is a wet room style bathroom fitted with a wash hand basin, a low flush WC, shower attachment and an extractor fan.

### **Outside**

To the front there is an enclosed front garden with a brick boundary wall and mature shrubs. There is a garden gate, mature tree, lawn and garden path which continues to the side where there is a garden access gate and outside tap. To the rear there is a patio which drops down to an ample lawn and access to the garage.

### **Garage**

With an up and over door, side and rear facing single glazed windows.



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## **Balcarres Road, New Rossington Doncaster**

- THREE BEDROOM SEMI-DETACHED HOME
- LOUNGE OPEN PLAN TO DINING ROOM
- FRONT AND REAR GARDENS
- GARAGE TO REAR
- IN NEED OF MODERNISATION

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

**£120,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR124484 - 0002

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