



**Dixon Crescent, Balby Doncaster**



**welcome to**

**Dixon Crescent, Balby Doncaster**

GUIDE PRICE £150,000-£160,000 This beautifully presented two double bedroom semi-detached family home has been tastefully decorated to a high standard throughout, benefiting from front and rear gardens, off road parking and a garage. Ideal for a first time buyer or a young family!



### **Entrance Hall**

With a front facing sealed unit door, a understairs storage cupboard and a central heating radiator.

### **Lounge**

Beautifully presented with a front facing double glazed window and a central heating radiator.

### **Living Dining Kitchen**

With a side facing double glazed window and rear facing double glazed French doors. There are kitchen wall and base units with worksurfaces housing the stainless steal sink and drainer with mixer tap. There is complimentary tiling, space for a gas cooker with extractor above, plumbing for a washing machine, space for a slim-line dryer and a fridge freezer. The room has a central heating radiator and is open to the conservatory.

### **Conservatory**

With rear and side facing double glazed windows and rear facing double glazed french doors.

### **First Floor Landing**

With a side facing double glazed window.

### **Bedroom One**

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

### **Bedroom Two**

With two rear facing double glazed windows, a central heating radiator and a storage cupboard.

### **Bathroom**

With a rear facing obscured double glazed window, a wash hand basin fitted into a vanity unit, a low flush W.C and a panelled bath with mixer tap. There is a central heating radiator, tiling to the walls and floor and a extractor fan.

### **Outside**

To the front of the property there is a enclosed garden, whilst to the side a driveway provides ample off road parking and intern leads to a brick built garage. To the rear of the property there is a landscaped low maintenance garden with patio areas.



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## Dixon Crescent, Balby Doncaster

- GUIDE PRICE £150,000-£160,000
- TWO DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
- SPACIOUS ACCOMMODATION
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

guide price

**£150,000-£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125717 - 0003

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