



**Ashfield Road, Balby DONCASTER**



**welcome to**

**Ashfield Road, Balby DONCASTER**

This three bedroom semi-detached home is situated on an elevated position with two reception rooms and an inviting garden room which looks onto a landscaped rear garden. There is off road parking and close to the City Centre and motorway network.



## Entrance Hall

## Kitchen

9' 4" x 7' 10" max ( 2.84m x 2.39m max )

## Lounge

14' 9" into bay x 13' 5" ( 4.50m into bay x 4.09m )

## Dining Room

12' 9" x 11' 11" ( 3.89m x 3.63m )

## Garden Room

18' 2" x 8' 9" ( 5.54m x 2.67m )

## First Floor Landing

## Bedroom One

14' 10" into bay x 11' 11" max ( 4.52m into bay x 3.63m max )

## Bedroom Two

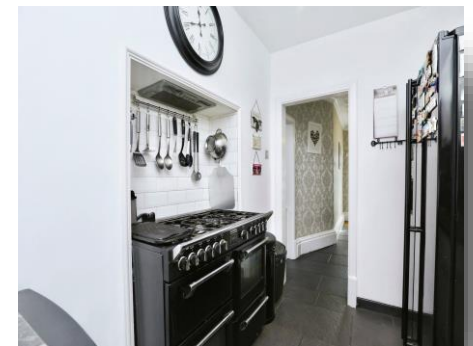
12' 10" into recess x 11' 11" ( 3.91m into recess x 3.63m )

## Bedroom Three

8' 1" x 6' 9" ( 2.46m x 2.06m )

## Bathroom

## Outside



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## Ashfield Road, Balby DONCASTER

- THREE BEDROOMS
- SEMI-DETACHED FAMILY HOME
- BAY FRONTED LOUNGE
- REAR ASPECT DINING ROOM
- GARDEN ROOM / FAMILY ROOM

Tenure: Freehold EPC Rating: D

offers in the region of

**£165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122246 - 0005

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