



**Dixon Crescent, Balby Doncaster**

**welcome to**

**Dixon Crescent, Balby Doncaster**

Sold with a tenant in situ, currently paying £675 pcm is this well-presented two bedroom semi-detached property located in the heart of Balby providing easy access to the City Centre and motorway network links.



**Entrance Hall**

With a front facing door, a side facing double glazed window, central heating radiator and stairs which rise to the first floor.

**Lounge**

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

**Kitchen**

Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a gas cooker, fridge-freezer and washing machine. There is a central heating radiator, splashback tiling, a useful storage cupboard, a rear facing double glazed window and a rear facing door leading out to the rear garden.

**First Floor Landing**

With a side facing double glazed window.

**Bedroom One**

With two front facing double glazed windows, a central heating radiator and a range of built-in wardrobes.

**Bedroom Two**

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

**Bathroom**

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is partial tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

**Outside**

To the front of the property there is a lawned garden with shrubs and trees to the borders. There is a shared block paved driveway which continues and leads to the rear garage. To the rear of the property there is an enclosed lawned garden with various trees and access to the garage and rear store which houses the boiler.

**Garage**

With front facing double doors and a side facing door to the garden.



**view this property online** [williamhbrown.co.uk/Property/DCR126142](http://williamhbrown.co.uk/Property/DCR126142)



welcome to

## Dixon Crescent, Balby Doncaster

- IDEAL INVESTMENT OPPORTUNITY
- SOLD WITH TENANT IN SITU
- CURRENT RENTAL INCOME OF £675 PCM
- REAR GARAGE
- CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£125,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR126142](https://www.williamhbrown.co.uk/Property/DCR126142)



Property Ref:  
DCR126142 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**