



Scarth Avenue, Balby Doncaster

welcome to

Scarth Avenue, Balby Doncaster

Situated in this popular location of Hexthorpe is this three bedroom end-terraced property which is ideal for first time buyers or investors. The property comes to the market with no onward chain!



Lounge

13' 5" x 9' 11" plus bay window (4.09m x 3.02m plus bay window)

Accessed through a front facing exterior door. There is a front facing bay double glazed window, a central heating radiator and a feature fireplace as the focal point of the room.

Inner Hall Way

There are stairs which rise to the first floor landing.

Dining Room

13' 3" x 10' 7" (4.04m x 3.23m)

With a rear facing double glazed window. There is laminate flooring, coving to the ceiling and a central heating radiator.

Kitchen

16' 1" x 13' 1" (4.90m x 3.99m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridgefreezer. There is a breakfast bar, tiling to the floor, a central heating radiator and coving to the ceiling. With a rear facing double glazed window and rear and side facing doors which give access to the rear garden.

First Floor Landing

Bedroom Two

13' 5" x 7' 3" (4.09m x 2.21m)

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Three

10' 7" x 8' 4" (3.23m x 2.54m)

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bathroom

Fitted with a WC, a wash hand basin, a panelled bath and a shower cubicle with electric shower. There is a central heating radiator and a rear facing obscure double glazed window.

Second Floor Landing

Bedroom One

15' 1" x 13' 2" max (4.60m x 4.01m max)

With front and rear facing skylight windows.

Outside

To the rear of the property is a block paved patio garden with brick surround to provide privacy.



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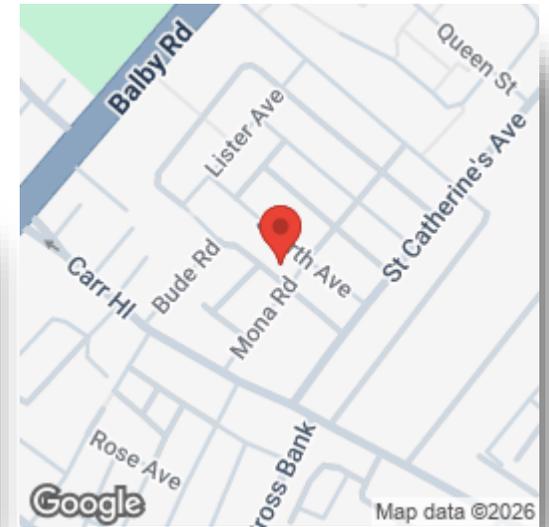
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Scarth Avenue, Balby Doncaster

- THREE BEDROOM END-TERRACED PROPERTY
- CORNER PLOT
- BAY FRONTED LOUNGE
- REAR ASPECT DINING ROOM
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122349 - 0004

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