



**Springwell Gardens, Balby Doncaster**



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## **Springwell Gardens, Balby Doncaster**

Available with no onward chain is this two bedroom semi-detached home which is situated on a corner plot with front and rear gardens. The property has perfect potential to be extended subject to relevant planning permissions and would make the ideal investment opportunity.



### Entrance Hall

With a side facing double glazed door with double glazed side panels and tiled flooring.

### Lounge

11' 11" x 5' 8" ( 3.63m x 1.73m )

With two front facing double glazed windows, stairs which rise to the first floor landing and a feature gas fire.

### Kitchen

15' 7" x 7' 11" ( 4.75m x 2.41m )

With a rear facing double glazed window and a single glazed door through to the conservatory. Fitted with a range of wall and base units with coordinating work surfaces housing the composite sink with mixer tap. The kitchen has a four ring gas hob, an electric oven and under counter space for a washing machine and dishwasher. There is tiled splashback, a wall mounted boiler and a central heating radiator.

### Conservatory

10' 1" x 8' 5" ( 3.07m x 2.57m )

With rear and side facing double glazed windows, rear facing double glazed door and laminate flooring.

### First Floor Landing

With a side facing double glazed window.

### Bedroom One

15' 8" max x 8' 1" ( 4.78m max x 2.46m )

With two rear facing double glazed windows and built-in wardrobes.

### Bedroom Two

10' 3" max x 10' 8" max ( 3.12m max x 3.25m max )

With a front facing double glazed window and access to the loft.

### Bathroom

With a front facing obscure double glazed window. Fitted with a WC, a wash hand basin and a bath with shower over. There is tiling to the walls and floor and

a central heating radiator.

### Outside

Situated on a corner plot with gardens to the front side and rear. To the front there is a lawned garden with decorative pebbled borders and various shrubs and trees. To the side there is a block paved driveway providing off road parking with decorative borders. A side gate gives access to the rear garden where there is a generous lawned garden with decorative pebbled areas, outside tap and pond. The rear of the garden was previously used as a driveway and this could easily be converted back if required.



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## Springwell Gardens, Balby Doncaster

- TWO BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- SITUATED ON CORNER PLOT
- POTENTIAL TO EXTEND SUBJECT TO RELEVANT PLANNING PERMISSIONS
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£135,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR121834 - 0005

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