



**35 Balby Road, Doncaster, DN4 0RD**  
Offers In Excess Of £130,000 Freehold

  
**MARTIN&CO**

## Balby Road, Balby

4 Bedrooms, 1 Bathroom

**Offers In Excess Of £130,000**

- 3 Storey, 4 Bedroom Town House
- Fitted Kitchen
- Neutral carpets
- Off Street Parking
- Extremely spacious
- Within walking distance of Town Centre
- Close to motorway links

Available Chain-Free – Spacious 4-Bedroom Semi-Detached Home in Balby

This well-presented three-storey, four-bedroom semi-detached property is ideally located in the popular area of Balby. Offered chain-free, it presents a fantastic opportunity for both families and investors.

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The accommodation briefly comprises:

Two generously sized reception rooms

Spacious, well-equipped kitchen

Four good-sized bedrooms

Family bathroom

Off-road parking

Ideally situated close to local amenities and offering excellent commuter links, this home is also within walking distance of Doncaster town centre.

Whether you're looking for a comfortable family residence or a promising investment, this property ticks all the boxes.

**LOUNGE 11' 10" x 12' 9" (3.61m x 3.89m)** The property boasts a bright and spacious lounge area, offering ample room for comfortable seating and relaxation.

**RECEPTION ROOM 13' 0" x 12' 4" (3.96m x 3.76m)** A versatile second reception room that can easily be used as a dining room, study, or additional living space to suit your needs.

**KITCHEN 10' 4" x 10' 3" (3.15m x 3.12m)** A spacious kitchen fitted with a range of white wall and base units, offering ample storage and worktop space. Included is a cooker with extractor fan. The kitchen also benefits from plumbing for a washing machine and space for a fridge/freezer, making it a practical and functional hub of the home.

**BEDROOM 13' 0" x 11' 1" (3.96m x 3.38m)** A generously sized master bedroom, providing ample space for a double bed and additional furnishings.

**BEDROOM 11' 11" x 12' 8" (3.63m x 3.86m)** The second bedroom is also a spacious double, offering flexibility for use as a guest room, child's bedroom, or home office.

**BEDROOM 12' 0" x 11' 6" (3.66m x 3.51m)** A versatile third double bedroom with space to accommodate a double bed and storage-ideal for children, guests, or as a multifunctional room.

**BEDROOM 13' 0" x 10' 6" (3.96m x 3.2m)** The fourth double bedroom offers plenty of space, perfect as a bedroom, guest room, or study.

**BATHROOM 17' 7" x 3' 8" (5.36m x 1.12m)** Bathroom featuring a white suite, including a corner bath with an over-bath shower, combining style and practicality.

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Coadjute who will contact you once you have had an



offer accepted on a property you wish to buy. The cost of these checks is £54 inc vat This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





## Martin & Co Doncaster

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