



Burton Avenue, Balby Doncaster

welcome to

Burton Avenue, Balby Doncaster

This recently renovated two bedroom mid terrace property benefits from no onward chain and spacious accommodation throughout. Situated in this popular sort after location with close links to arrange of shops, schools and amenities. ideal for first time buyers or investors!



Entrance

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

Lounge

With a front facing double glazed window, a central heating radiator and a gas feature fireplace to the focal point of the room.

Kitchen

Fitted with a range of wall and base units with work surfaces housing the sink and drainer with mixer tap, There is a useful storage pantry situated under the stairs, space for free standing kitchen appliances, a cooker point and plumbing for a washing machine. There is rear facing double glazed window, a central heating radiator and access to the conservatory.

Conservatory

With a rear facing double glazed window and a facing external door to the garden.

First Floor Landing

With access to the loft.

Bedroom One

With two front facing double glazed window, a central heating radiator and a storage cupboard.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Family Bathroom

With a rear facing obscured double glazed window, a low flush W.C and a hand wash basin. There is a panelled bath with shower over and chrome heated towel rail.

Outside

To the front of the property, there is a lawned garden with a path to the entrance. To the rear of the property the garden is mainly laid to lawn with a patio area and fencing to the perimeter. A rear gate gives access to the rear service lane.



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Burton Avenue, Balby Doncaster

- TWO BEDROOM MID-TERRACE
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- WELL PROPORTIONED THROUGHOUT
- POPULAR LOCATION
- CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT CONNECTIONS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125930 - 0002

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