



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.



view this property online williamhbrown.co.uk/Property/DCR125930



welcome to

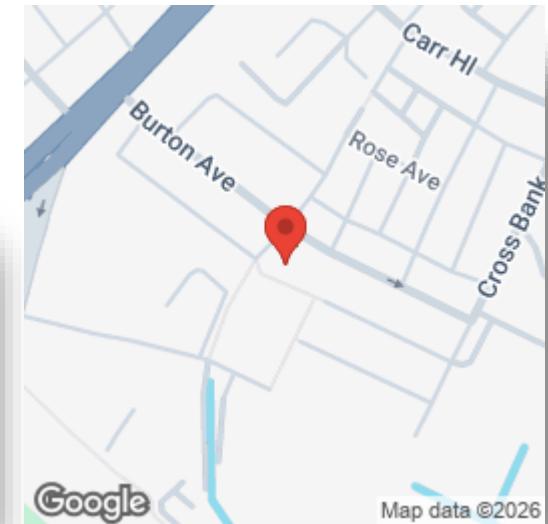
Burton Avenue, Balby Doncaster

- 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



view this property online williamhbrown.co.uk/Property/DCR125930

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.



Property Ref:
DCR125930 - 0002

 william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk