



# 49 Tenter Balk Lane

Doncaster, DN6 7EE

Offers Over £220,000

A beautifully presented, three bedroom semi-detached home, located in a popular residential area. The ground floor comprises: a welcoming entrance hall, WC, spacious lounge with a bay window and feature fireplace, dining room with French doors providing access to the rear garden, fitted kitchen and matching utility room. To the first floor: the property offers three bedrooms and a family bathroom, plus an attic room making.

Externally, the property offers a driveway for multiple vehicles and front garden. The rear boasts a large garden along with a substantial workshop measuring approx. 33ft x 9.8ft, complete with power and lighting, providing excellent space for hobbies or storage. The location falls within easy reach of local amenities as well as being in close proximity to the motorway networks and has regular public transport to and from the Doncaster Town Centre.

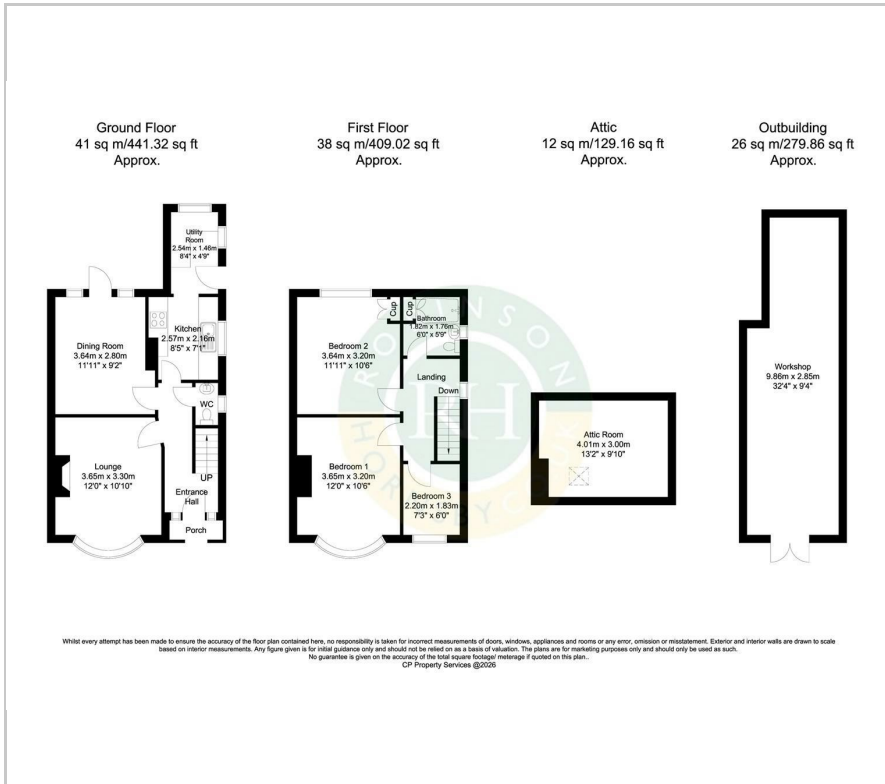
- Beautifully presented three-bedroom semi-detached home with attic room
- Located in a popular residential area
- Two receptions rooms
- Utility room and downstairs WC
- Large driveway with parking for multiple vehicles
- Large rear garden offering ample outdoor space
- Substantial workshop (approx. 33ft x 9.8ft) with power and lighting, ideal for hobbies or storage
- Conveniently located near local amenities and shops and reputable schools
- Close to major motor networks
- Early Viewing highly advised

## Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



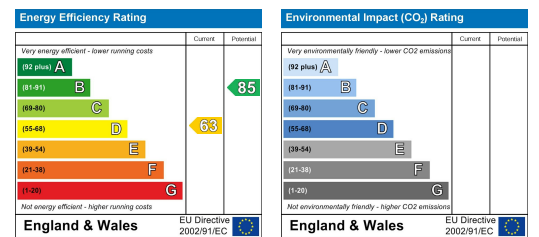
# Floor Plan



# Area Map



# Energy Efficiency Graph



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