



Armitage Road, Balby Doncaster

welcome to

Armitage Road, Balby Doncaster

This two double bedroom mid-terraced home is ideal for an investor or first time buyer and provides spacious accommodation. Benefiting from a rear aspect utility, a ground floor WC and a spacious lounge. Situated on a cul-de-sac close to the City Centre.



Entrance Porch

With a side facing exterior door with side facing double glazed windows.

Lounge

12' 11" x 13' 4" max (3.94m x 4.06m max)

With a front facing double glazed window, a central heating radiator, a feature brick exposed fireplace as the focal point of the room, a central heating radiator, stairs which rise to the first floor landing and access through to the kitchen.

Kitchen

10' x 10' 2" (3.05m x 3.10m)

Fitted with a contemporary range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an electric oven and grill and space for a fridge and freezer. There is complimentary splashback tiling, a useful larder cupboard, a central heating radiator, a rear facing double glazed window and access through to the utility room and ground floor WC.

Utility Room

5' 8" x 5' 11" (1.73m x 1.80m)

With plumbing for a washing machine, space for a fridge or freezer, rear and side facing double glazed windows and a side facing door providing access to the rear garden. There is access though to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC, partial panelling and a rear facing obscure double glazed window.

First Floor Landing

Bedroom One

13' 4" max x 10' (4.06m max x 3.05m)

With a front facing double glazed window, a cast iron feature fireplace and a central heating radiator.

Bedroom Two

13' x 7' 8" max (3.96m x 2.34m max)

With a rear facing double glazed window, a cast iron feature fireplace and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a bath with electric shower over. There is a rear facing obscure double glazed window, tiling to the walls and floor and a heated towel rail.

Outside

To the front of the property there is a brick pillared front entrance with wrought iron fencing and gate whilst to the rear of the property there is a decked and patio hard-standing low maintenance rear garden with fencing to the perimeter and a gate to the rear service lane.



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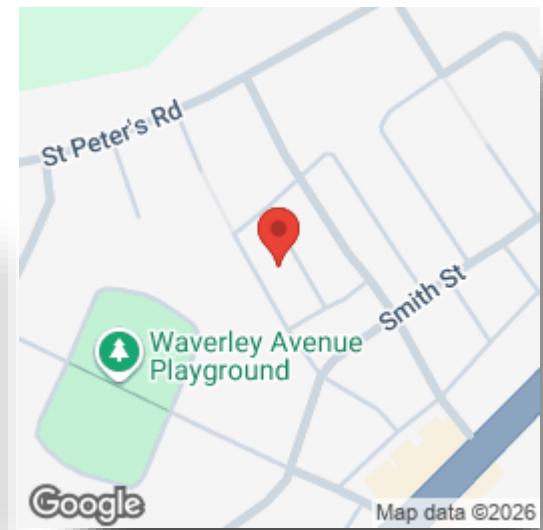
Armitage Road, Balby Doncaster

- FIRST TIME BUYER OR INVESTOR
- SUPERB LOCATION
- SPACIOUS ACCOMMODATION THROUGHOUT
- FRONT ENTRANCE PORCH
- CHARACTERFUL AND SPACIOUS LOUNGE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£110,000



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