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Albany Road, Balby, Doncaster, DN4 0QN
Guide Price £125,000

IMMACULATE THREE BEDROOM BAY FRONTED TERRACED HOUSE / IMMACULATE CONDITION THROUGHOUT / POPULAR RESIDENTIAL ROADWAY / CLOSE TO THE CITY CENTRE / THREE GOOD SIZED BEDROOMS / BEAUTIFUL MODERN KITCHEN / CONTEMPORARY SHOWER ROOM / PRETTY REAR COURTYARD GARDEN / STREET PARKING //

ACCOMMODATION

A brick portico gives shelter to a composite type double glazed door with fanlight over including house number, and leads into;

ENTRANCE HALL

A long hall with a central heating radiator, a staircase to the first floor accommodation, high ceilings, ornate corbels, coat rail and central ceiling light. A door from here continues into the front facing reception room.

LOUNGE

13'8" max x 9'7" max (4.17m max x 2.92m max)
This has a broad PVC double glazed bay window to the front, a feature fireplace with period style inset, double panelled central heating radiator, ornate cornice into the ceiling and a central ceiling light. This opens directly into the dining room.

DINING ROOM

12'8" max x 10'0" max (3.86m max x 3.05m max)
This has a PVC double glazed window to the rear, a central heating radiator, wall mounted timber over mantel, ornate corncing to the ceiling, central ceiling light and a part glazed door which leads into the kitchen.

KITCHEN

15'10" x 8'4" (4.83m x 2.54m)
This is all beautifully fitted with a range of modern high and low level units finished with a deep blue cabinet door, a contrasting oak coloured work surface. There is a four ring gas and glass hob, integrated double oven, plumbing for automatic washing machine, tumble drier and room for a tall fridge/freezer. One and half bowl composite type sink with mixer tap, a PVC double glazed window with an outlook into the property's rear garden, tiled

flooring, inset spotlighting to the ceiling, double panelled central heating radiator and a composite type double glazed door which gives access into the rear garden. A further door leads down into the cellar accommodation.

CELLAR

Steps lead down to a cellar this divides and creates two different areas, there is a cold shelf, light, electric and gas meters.

FIRST FLOOR LANDING

This has a spindle banister rail, an access via an alternate tread staircase which leads up into a boarded and lined storage attic.

STORAGE ATTIC

This has a double glazed Velux window and light laid on.

BEDROOM 1

13'0" max x 11'10" max (3.96m max x 3.61m max)
A beautiful large double bedroom, it has a range of fitted bedroom furniture, two PVC double glazed windows to the front, central ceiling light and a double panelled central heating radiator.

BEDROOM 2

12'9" max x 8'1" max (3.89m max x 2.46m max)
A good sized second double bedroom it has a PVC double glazed window to the rear, a central heating radiator and central ceiling light.

BEDROOM 3

8'3" max x 7'1" (2.51m max x 2.16m)
A comfortable single sized bedroom, it has a PVC double glazed window, a central heating radiator, central ceiling light and a corner cupboard which houses a gas fired combination type boiler which supplies the domestic water and central heating systems.

SHOWER ROOM

A contemporary shower room all beautifully finished with a modern theme which includes a walk-in style shower enclosure with a glazed shower screen, mains plumbed thermostatic shower including rainfall shower head, wash basin and low flush W/C inset to bathroom furniture. A PVC double glazed window, extractor fan, contemporary style towel rail/radiator and water proof style ceiling within inset spotlighting and feature display niches.

OUTSIDE

To the front of the property there is unrestricted on street car parking.

REAR GARDEN

To the rear there is a beautiful well maintained courtyard style garden, this has walling fencing to the perimeters. It has all been paved and there is an artificial lawn and seating areas and a pedestrian gate on to the rear lane.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units TBC.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

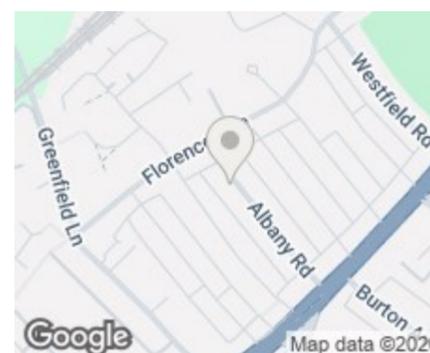
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	