



## 254 Warmsworth Road, Doncaster, DN4 0TR

**\*\* NO CHAIN \*\*** - Perfect for first time buyers or growing families.

Don't miss out on this beautiful three-bedroom semi-detached home, ideally located on Warmsworth Road in the popular Balby/Warmsworth area.

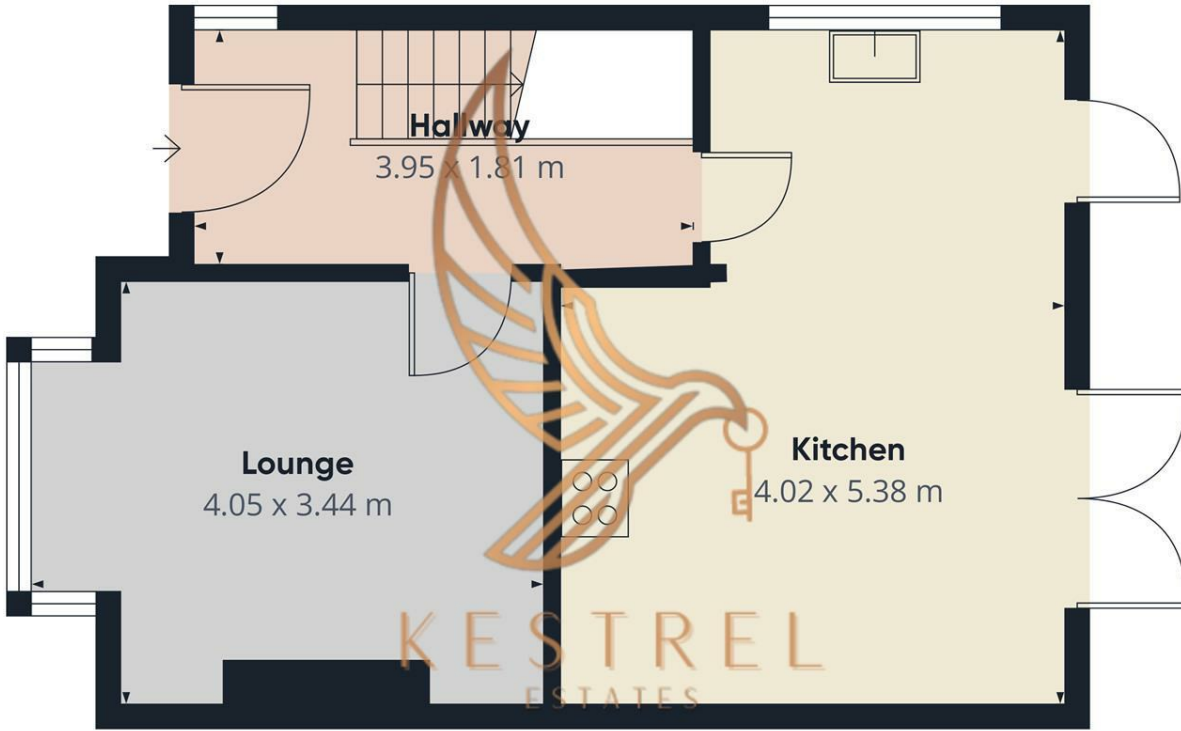
The property welcomes you with a bright entrance hall that leads through to a spacious living room and into the modern open-plan kitchen-diner, creating a natural flow that is perfect for both everyday living and entertaining. The heart of the home has a thoughtfully designed kitchen-diner, with the added benefit of built in appliances and features patio doors that open out onto the garden, allowing plenty of natural light to fill the space. There is also a separate utility room which adds extra convenience to busy, everyday living.

Upstairs, the home offers two spacious double bedrooms along with a well-proportioned single bedroom, making it ideal for families, professionals, or those needing additional space for a home office. A well-appointed family bathroom with a bath and shower above serves the first floor. The property is neutrally decorated throughout, providing a fresh and versatile interior ready for personal touches.

Outside, the garden is spacious and well-maintained, featuring a lawn area and a patio that is perfect for outdoor

- **\*\*NO CHAIN\*\***
- **3 Bedroom Semi Detached House**
- **Modern Kitchen**
- **Integrated Kitchen Appliances**
- **Separate Utility Room**
- **Patio Doors to Private Rear Garden**
- **Off Road Parking**
- **Neutrally Decorated Throughout**
- **Sought After Location With Excellent Transport Links**
- **Viewing Highly Recommended**

**£200,000**



Approximate total area<sup>(1)</sup>  
39.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			84
(55-68) D	69		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	