



## 30 Newby Crescent

Balby, Doncaster, DN4 9BG

### Offers Around £165,000

A fantastic opportunity to purchase a charming semi-detached house located on a sought after development within Balby. The property has recently undergone renovations, making it a perfect blend of modern comfort and classic appeal.

One of the standout features of this home is the ample off-road parking, accommodating up to three vehicles, along with a detached garage for additional storage or workshop space.

The private enclosed garden offers a tranquil retreat, perfect for enjoying sunny days or hosting barbecues with friends and family. The location is particularly advantageous, as it is close to various amenities, reputable schools, and excellent transport links, making daily life convenient.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this semi-detached house on Newby Crescent presents an excellent opportunity to secure a lovely home in a sought-after area.

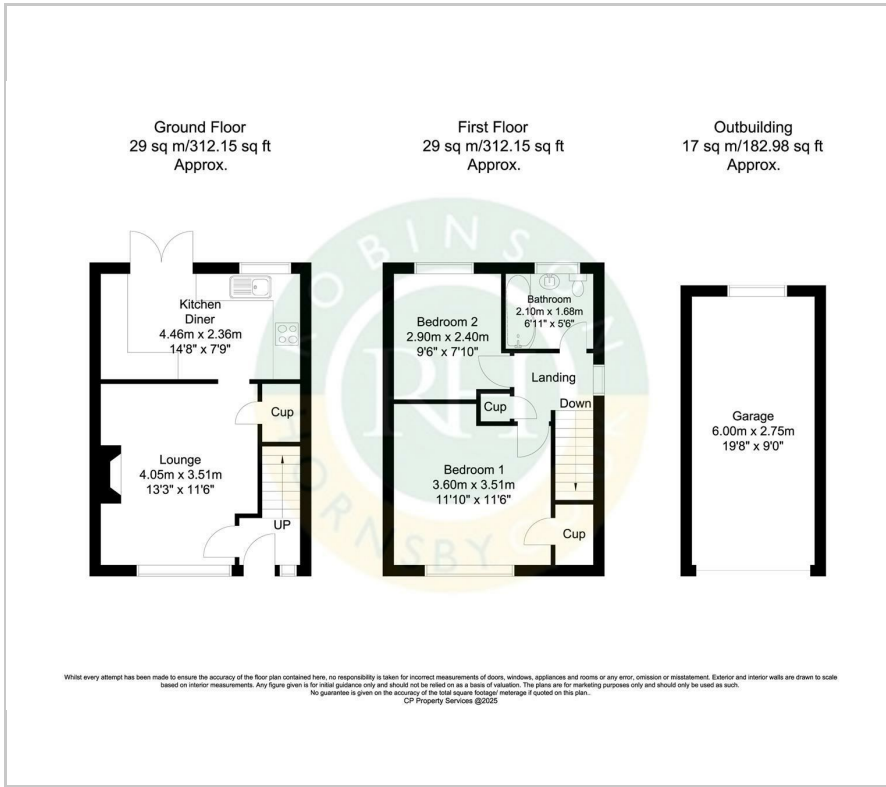
- Semi detached house
- Two good sized bedrooms
- Recently renovated to a high specification
- Stunning kitchen/breakfast room
- Newly decorated/carpeted throughout
- Private enclosed rear garden
- Ample off road parking and detached garage
- Close to local amenities, reputable schools and transport links
- No onward chain
- Early viewing is highly recommended

### Viewing

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



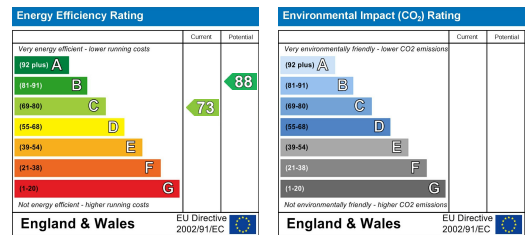
# Floor Plan



# Area Map



# Energy Efficiency Graph



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