



Tenter Balk Lane, Adwick-Le-Street Doncaster

welcome to

Tenter Balk Lane, Adwick-Le-Street Doncaster

This spacious extended three bedroom semi-detached family home is located in this popular location, close to a host of local amenities and excellent transport links. The property benefits from front and rear gardens, off road parking and a garage. Ideal for growing families!



Entrance Hall

With a front facing double glazed sealed unit door, stairs which rise to the first floor landing, a useful storage cupboard, a central heating radiator and an open archway into the lounge.

Lounge

With a front facing double glazed bay window, a feature fireplace housing the coal effect fire and coving to the ceiling.

Sitting Room

A generous and versatile room with rear facing double glazed sliding doors to the garden, a central heating radiator, coving to the ceiling and a stone feature fireplace housing the coal effect fire.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a cooker point, plumbing for a washing machine, space for a fridge-freezer, complimentary tiling and a cupboard housing the wall mounted boiler. There is a side facing double glazed window and a door into the rear lobby.

Rear Lobby

With a door to the rear garden and access into the ground floor W.C.

Ground Floor W.C

Fitted with a low flush W.C and a side facing obscure double glazed window.

First Floor Landing

With access to the bedrooms and family bathroom.

Bedroom One

With a front facing double glazed bay window, a central heating radiator and fitted wardrobes.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and a useful storage cupboard.

Bedroom Three

With a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush W.C, a wash hand basin and a corner bath with shower over. There is a rear facing obscured double glazed window, tiling to the walls and a central heating radiator.

Outside

To the front of the property there is an enclosed lawned garden with a gated driveway to the side which in-turn leads to the garage. To the rear the garden is mainly laid to lawn with shrubs and plants to the borders and a generous patio area.

Garage

With a side facing window, a side access door and a further up and over door to the front.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Tenter Balk Lane, Adwick-Le-Street Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- NO ONWARD CHAIN
- MULTIPLE RECEPTION ROOMS
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR127252 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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