



48 Tenter Balk Lane, Adwick-Le-Street , Doncaster, DN6 7EF

Impressive Four-Bedroom Semi Detached Family Home | No Onward Chain | Extended Property | Large Rear Garden

Spacious four-bedroom semi detached family home, offered for sale with NO ONWARD CHAIN. Providing generous and versatile accommodation, this property offers an excellent opportunity for families looking for a substantial home with plenty of outdoor space and huge potential for further improvement and personalisation.

The property immediately stands out from the front, with an attractive traditional brick exterior, charming bay windows and a large block-paved driveway providing extensive off-road parking, along with a garage.

Internally, the accommodation offers a fantastic amount of space, including two separate reception rooms, making this an ideal layout for a growing family. The principal lounge is a comfortable and welcoming room featuring a bay window and feature fireplace, whilst the second reception room provides excellent flexibility and benefits from access towards the rear of the property.

To the rear, the property has been extended, creating additional living space and a particularly spacious kitchen/dining area. The rear of the property enjoys an abundance of natural light and provides excellent views and access onto the garden, making this a practical and sociable space for everyday family life.

The first floor provides four bedrooms together with a generous landing area. The large landing offers useful additional space.

The family bathroom is well proportioned and fitted with a three-piece suite, including a bath and separate shower enclosure.

Outside, the property benefits from a particularly impressive rear garden, incorporating areas of lawn, paved seating areas and established boundaries. There are also useful storage buildings/outbuildings.

Guide price £250,000

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- Guide Price £250,000 - £260,000! Four-bedroom semi detached family home
- Extended to the rear
- Extensive block-paved driveway providing ample off-road parking, plus garage
- Council tax band: C & Epc rating: TO FOLLOW
- Offered for sale with NO ONWARD CHAIN
- Generous kitchen/dining area
- Large, established rear garden with lawn and paved seating areas
- Two spacious reception rooms
- Large first-floor landing area
- Huge potential throughout

Hallway

2'5" x 12'7" (0.75 x 3.85)

Reception Room

10'8" x 15'2" (3.27 x 4.64)

Lounge

10'3" x 15'1" (3.13 x 4.62)

Dining Room

16'9" x 8'7" (5.13 x 2.64)

Kitchen

16'11" x 13'1" (5.17 x 4.00)

Landing

9'10" x 3'3" (3.00 x 1.00)

Master Bedroom

10'2" x 15'2" (3.10 x 4.63)

Bedroom 2

10'5" x 12'2" (3.18 x 3.71)

Bedroom 3

8'8" x 14'6" (2.66 x 4.43)

Bedroom 4

5'11" x 8'3" (1.81 x 2.53)

Bathroom

9'8" x 8'5" (2.97 x 2.57)

Garage

10'5" x 17'0" (3.20 x 5.19)

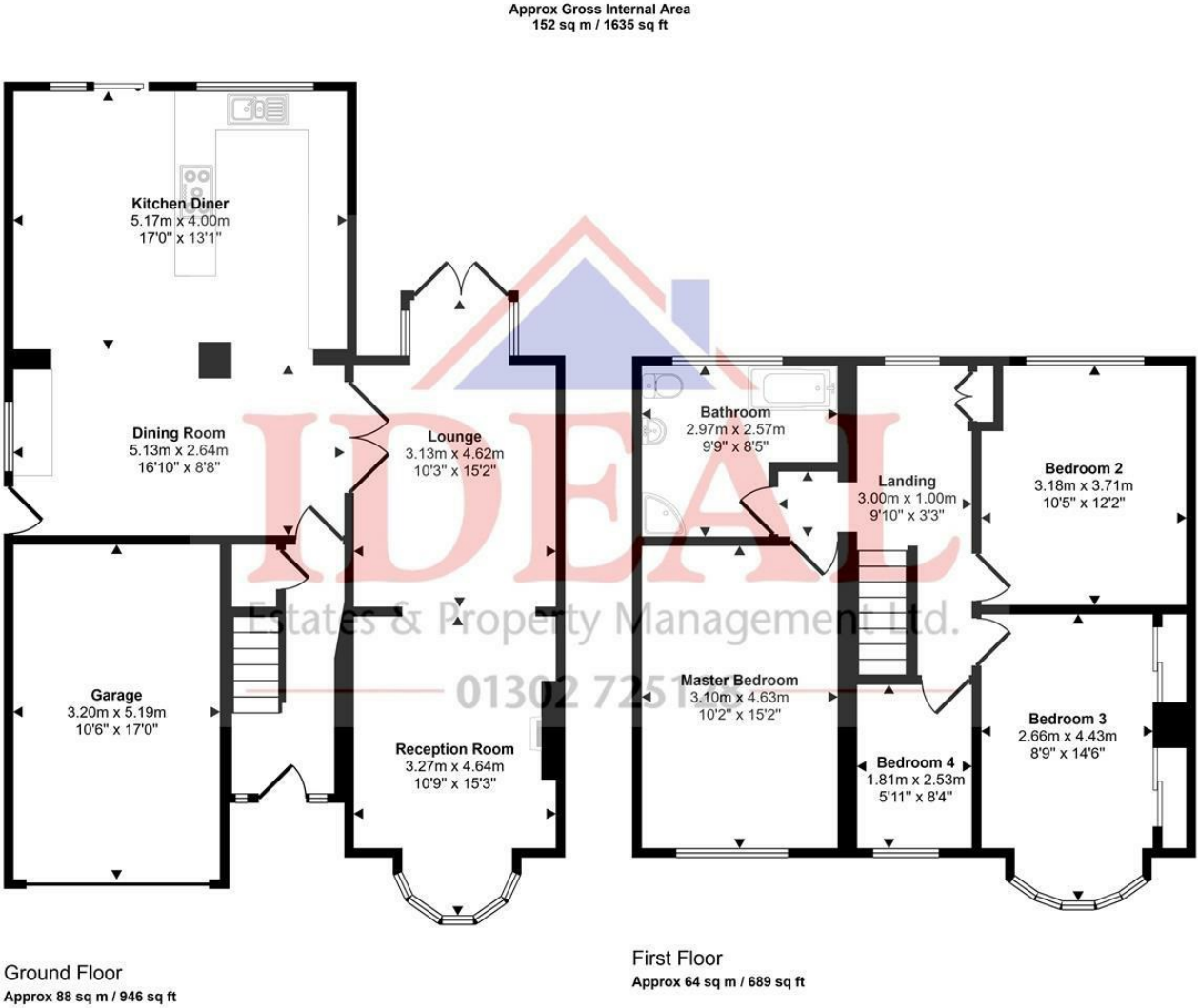


Directions

The village of Adwick offers many local amenities with in walking distance, cafes, restaurants' and public houses. as well as Leisure centres, library and schools. Having easy access to the major motorway networks, Adwick train station and a regular bus route to and from Doncaster town centre and beyond.



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	