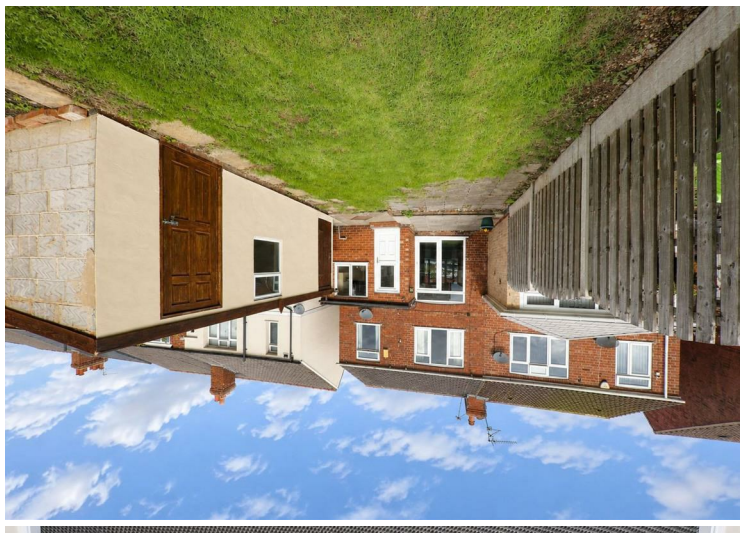
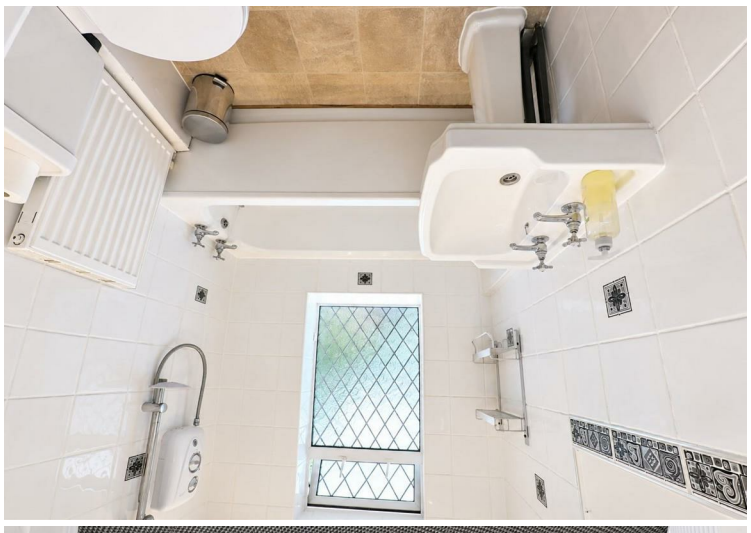




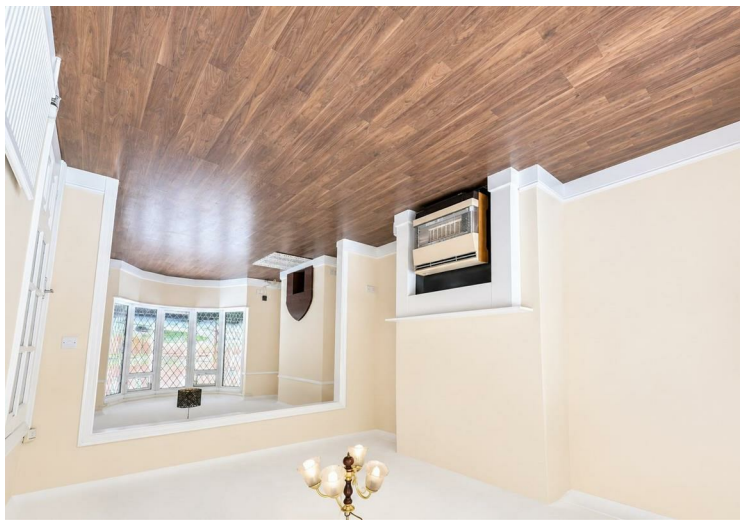


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Green Street, Balby, Doncaster, DN4 9AG
Offers Over £139,995

A SMART THREE BEDROOM SEMI-DETACHED HOUSE / NO UPWARD CHAIN / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / EXTENDED KITCHEN WITH INTEGRATED APPLIANCES / PRETTY REAR GARDEN / POPULAR RESIDENTIAL AREA / EARLY VIEWING RECOMMENDED //

Located on this popular wide roadway, a traditional styled three bedroom semi detached house. The property has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, large open plan living/ dining space with patio doors onto the rear garden, extended kitchen with appliances. First floor landing, three bedrooms (two doubles and a single), plus a modern white bathroom which includes a shower. Outside are attractive gardens. The rear is nicely enclosed and enjoys a Southerly aspect. Popular residential area with local shops, schools and good access to the city centre. PRICED TO SELL. NO UPWARD CHAIN.

ACCOMMODATION
A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
This has a staircase to the first floor accommodation with a spindled banister rail, a built-in understairs storage cupboard, laminate flooring, a central heating radiator, picture rail, coving to the ceiling and two wall lights.

OPEN PLAN LOUNGE & DINING ROOM
13'10" into bay x 10'10" (4.22m into bay x 3.30m)
This is a good sized living space. There is a broad PVC double glazed bay window to the front, a feature fireplace, a central heating radiator, laminate flooring, coving to the ceiling, a picture rail and a central ceiling light. This opens directly into the dining area.

DINING AREA
13'0" x 10'7" (3.96m x 3.23m)
This has is PVC double glazed sliding patio door which gives access out into the property's rear garden, a central heating radiator, a gas fire inset into an ornate fireplace with a back boiler which supplies the domestic water and central heating systems, and a continuation of the laminate flooring.

EXTENDED KITCHEN
16'0" max x 8'0" max (4.88m max x 2.44m max)
Extended over the years, making this a much more usable stand alone kitchen, it is fitted with a range of high and low level units finished with a timber effect cabinet door with a contrasting work surface and tiled splash backs. There is a 4 ring gas hob inset into the work surface, an integrated oven and an extractor hood. A deep recess suitable for a washing machine and a further tall recess perfect for a fridge freezer. There are two PVC double glazed windows to the rear and side elevations, a stable type PVC double glazed door, laminate flooring, ornate cornicing and two central ceiling lights.

FIRST FLOOR LANDING
This has a PVC double glazed window to the side, a central ceiling light and an in-built cupboard which provides linen storage, and a hot water cylinder below.

BEDROOM 1
14'6" into bay x 10'10" max (4.42m into bay x 3.30m max)
A large front facing double bedroom. It has a PVC double glazed window to the front, a central heating radiator and a ceiling light.

BEDROOM 2
13'0" x 10'6" (3.96m x 3.20m)
A comfortable sized second double bedroom. It has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, a central ceiling light and an ornate picture rail.

BEDROOM 3
8'1" x 6'3" (2.46m x 1.91m)
A single sized bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a ceiling light, plus an access into the loft storage area.

HOUSE BATHROOM
This is fitted with a white suite that comprises of a panelled bath, a pedestal wash hand basin and a low flush WC. There is an independent electric shower over the bath, a central heating radiator, a PVC double glazed window, inset spotlight into the ceiling and an extractor fan.

OUTSIDE
To the front of the property, there is a forecourt style garden with a pedestrian gate and pathway which continues along the side of the property and leads into the rear garden.

REAR GARDEN
This is all enclosed, it has concrete posts and timber fencing to the perimeters. There is a paved patio area which extends across the rear elevation and leads onto a lawn, plus several brick stores.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating system via a gas fired back boiler. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 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 www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

