



Weston Road, Balby DONCASTER

welcome to

Weston Road, Balby DONCASTER

This three bedroom semi-detached family home benefits from two reception rooms, a generous rear garden and a driveway providing off road parking. Available with no onward chain and close to a range of schools, amenities and transport links.



Entrance Hall

With a front facing exterior door, tiled flooring, useful understairs storage, a central heating radiator and stairs which rise to the first floor landing.

Dining Room

12' 2" x 9' 9" (3.71m x 2.97m)

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

Lounge

12' 11" x 12' 3" max (3.94m x 3.73m max)

With a rear facing double glazed window, a central heating radiator and a gas feature fireplace as the focal point of the room.

Kitchen

7' 9" x 9' 2" (2.36m x 2.79m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an electric oven and grill, a wall mounted boiler, plumbing for a washing machine and space for a fridge and freezer. There is a rear facing double glazed window and a rear facing door providing access to the rear lobby.

Rear Lobby

With useful storage space and a side door giving access to the rear garden.

First Floor Landing

With a front facing double glazed window.

Bedroom One

12' 10" x 12' 2" (3.91m x 3.71m)

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

Bedroom Two

11' 8" max x 10' 1" (3.56m max x 3.07m)

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

Bedroom Three

10' 1" x 6' 6" (3.07m x 1.98m)

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

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over. There is wall to floor tiling, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with a driveway providing off road parking. There are wrought iron gates and hedging to the sides. To the rear of the property there is an open plan lawned garden with hedging and a variety of mature shrubs and plants.



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welcome to

Weston Road, Balby DONCASTER

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- NO ONWARD CHAIN
- CLOSE TO A RANGE OF SCHOOLS, HOSPITALS, TRANSPORT LINKS AND AMENITIES
- DINING ROOM AND LOUNGE
- GENEROUS REAR GARDEN

Tenure: Freehold EPC Rating: D

price

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123533 - 0004

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