



Balby Road, Balby Doncaster

welcome to

Balby Road, Balby Doncaster

GUIDE PRICE £125,000-£135,000 An excellent opportunity for first time buyers, growing families, or investors, this well positioned three bedroom semi-detached home benefits from easy access to the city centre, local parks, motorway networks links and a wide range of amenities.



Entrance Porch

With a front facing exterior door.

Entrance Hall

With a central heating radiator, stairs which rise to the first floor landing and a useful understairs storage cupboard which houses the wall mounted boiler and in-turn gives access down to the cellar.

Lounge

With a front facing double glazed bay window, a central heating radiator, a feature fireplace and a picture rail.

Dining Room

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

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is an electric hob with extractor and splashback, an electric oven and grill, space for a fridge and freezer, spotlights to the ceiling and laminate flooring. There is a rear facing door to the rear porch / utility and a rear facing double glazed window.

Utility / Porch

With a rear facing window, a side facing door to the rear garden and ample space for white goods.

First Floor Landing

With a side facing double glazed window and access to the three bedrooms and family bathroom.

Bedroom One

With a front facing double glazed window, a central heating radiator and a feature fireplace providing character and charm.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and a feature fireplace with built in shelving and storage to the chimney recess.

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 panelled bath with shower over. There is a side facing obscure double glazed window and a central heating radiator.

Outside

To the rear of the property there is a generous lawned garden with a patio area and a garage to the rear.

Garage

With an up and over door and a further side door.

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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Balby Road, Balby Doncaster

- GUIDE PRICE £125,000-£135,000
- THREE BEDROOM SEMI-DETACHED PROPERTY
- POPULAR LOCATION
- CLOSE TO A RANGE OF SHOPS, REPUTABLE SCHOOLS AND EXCELLENT TRANSPORT CONNECTIONS
- MULTIPLE RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£125,000-£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126365 - 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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