

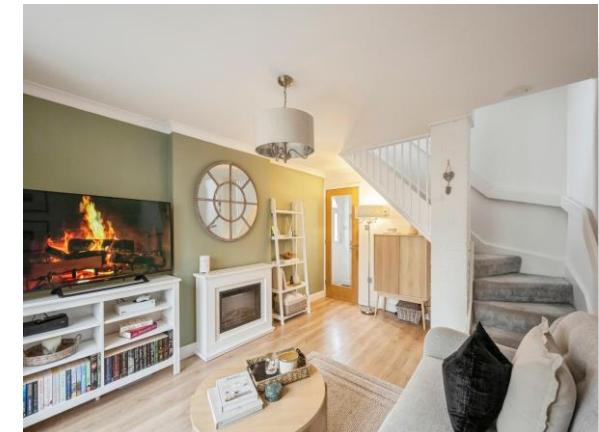


Aldcliffe Crescent, Balby Doncaster

welcome to

Aldcliffe Crescent, Balby Doncaster

GUIDE PRICE £150,000-£160,000. This attractive two bedroom semi-detached family home has been tastefully decorated throughout, benefiting from ample off road parking, a well-maintained garden, drive and is ideally situated close to a host of shops, schools and amenities.



Kitchen

Access from a side facing composite door. The kitchen is fitted with a range of wall and base units with coordinating work surfaces housing the a sink and drainer. There is an integrated oven and grill with extractor above, a central heating radiator, an integrated induction hob, space for free standing appliances and a front facing double glazed window.

Lounge

With a central heating radiator, an electric fireplace and stairs which rise to the first floor landing. Rear facing double glazed French doors lead to the rear garden.

First Floor Landing

With a central heating radiator and access to all first floor bedrooms and family bathroom.

Bedroom One

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

Bedroom Two

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

Family Bathroom

Fitted with a bath with electric shower over, a low flush WC and a hand wash basin. There is a central heating radiator and a front facing obscure double glazed window.

Outside

To the rear there is a low maintenance garden with ample patio area and lawn sections.

Garage

Situated to the rear of the garden. The garage has an up and over door and a side facing window.



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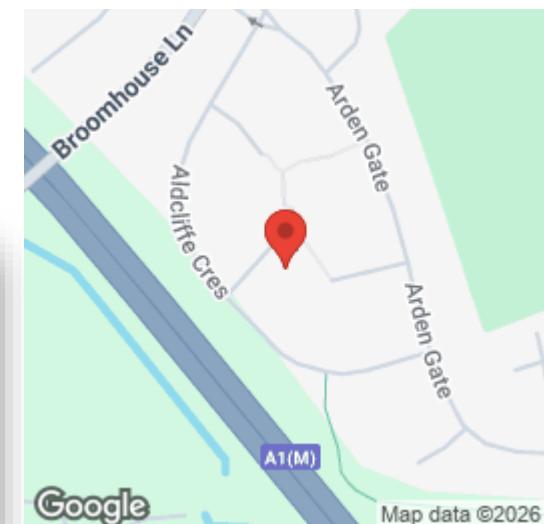
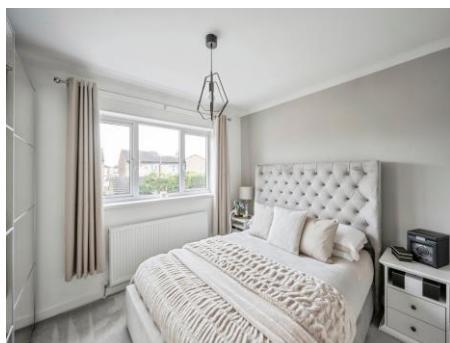
- GUIDE PRICE £150,000-£160,000
- TWO BEDROOM SEMI-DETACHED FAMILY HOME
- WELL-PRESENTED THROUGHOUT
- GARAGE
- LOUNGE AND KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£150,000-£160,000



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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.



Property Ref:
DCR125634 - 0002

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