



Thomson Avenue, Balby Doncaster

welcome to

Thomson Avenue, Balby Doncaster

This three bedroom semi-detached family home provides a spacious extended dining kitchen, a bay fronted lounge and is available with no onward chain. The property is well-presented throughout and has close links to the City Centre and motorway networks.



Entrance Hall

With a front facing exterior door, a side facing double glazed window, a central heating radiator and stairs which rise to the first floor.

Lounge

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

Dining Kitchen

Fitted with an extensive range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob, an electric oven and grill, space and plumbing for a washing machine and an integrated fridge-freezer. There are spotlights to the ceiling, an extractor fan, a central heating radiator, space for a dining table and chairs, a rear facing double glazed window and a side facing door leading out to the rear garden.

Ground Floor Bathroom

Fitted with a low flush WC and a panelled bath. There is a central heating radiator, tiling to the walls and a rear facing obscure double glazed window.

First Floor Landing

With a side facing double glazed window and a loft hatch.

Bedroom One

With two front facing double glazed windows, fitted wardrobes and two central heating radiators.

Bedroom Two

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

Bedroom Three

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

Outside

To the front of the property there is a low maintenance block paved garden with brick boundary wall and wrought iron gate, a side gate provides access to the rear where there is a block paved garden with raised beds and shrubs to the borders. There is fencing to the perimeter and an outside tap.



view this property online williamhbrown.co.uk/Property/DCR126033



welcome to

Thomson Avenue, Balby Doncaster

- FORMERLY A LONG-STANDING FAMILY HOME
- NO ONWARD CHAIN
- BAY FRONTED LOUNGE
- REAR ASPECT DINING KITCHEN
- GROUND FLOOR BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DCR126033



Property Ref:
DCR126033 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williambrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williambrown.co.uk