



**Lister Avenue, Balby Doncaster**

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## **Lister Avenue, Balby Doncaster**

This well-presented two-bedroom mid-terraced home offers a lounge, separate dining room to the rear, kitchen and good sized rear garden. Ideal for first time buyers or investors, the property is offered with no onward chain and strong rental potential of around £700 pcm.



## **Lounge**

Front facing upvc double glazed window, radiator, laminate flooring and front door providing the property entrance. Period features include decorative coving. Access to the dining room and between there is a storage cupboard, providing practical storage between the two rooms.

## **Dining Room**

Rear facing upvc double glazed window, radiator, laminate flooring and stairs that rise to the first floor landing. Access to the kitchen.

## **Kitchen**

Fitted with base units, worktop and sink and drainer with tap. Space for a freestanding cooker with gas cooker point and plumbing for a washing machine. Rear facing upvc double glazed window with side facing door to the rear garden and radiator.

## **First Floor Landing**

### **Bedroom One**

Front facing upvc double glazed window, storage cupboard and radiator.

### **Bedroom Two**

Rear facing upvc double glazed window and radiator.

## **Bathroom**

Three piece suite comprising of a panelled bath, pedestal wash hand basin and low-level WC. Rear facing upvc double glazed obscure window, radiator, extractor fan, tiling to the walls and storage area with wall mounted boiler.

## **Outside**

To the rear is a spacious garden with fencing to the side a heightened brick rear wall garden with two outbuilding storage areas.



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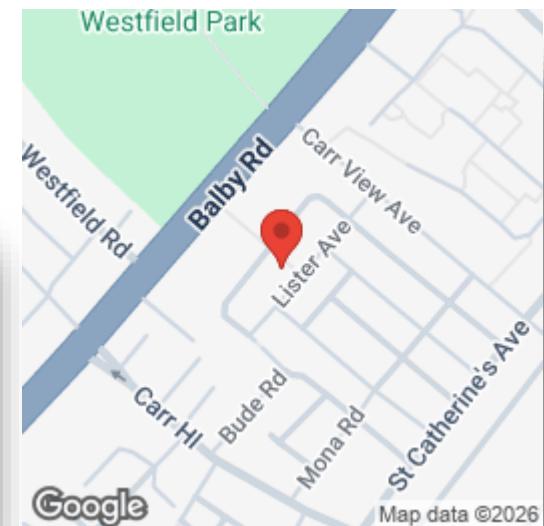
## Lister Avenue, Balby Doncaster

- LOUNGE AND SEPARATE DINING ROOM
- SPACIOUS WITH CHARACTER AND PERIOD FEATURES
- NO ONWARD CHAIN
- FIRST FLOOR BATHROOM
- REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£85,000**



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