





**A FANTASTIC FAMILY HOME IN BALBY, with spacious living accommodation, just 2 miles to Doncaster centre and A1M access, this should tick all of the boxes. This lovely mid terraced home offers three bedrooms, separate living room with bay window, open plan fitted kitchen/dining area, large rear garden and off street parking to the front... A GREAT PROPERTY AND A WONDERFUL FIRST TIME BUY.**

#### **ENTRANCE PORCH**

7' 10" x 2' 11" (2.40m x 0.91m) Providing access to this wonderful home is an additional porch with front facing double glazed door, two front facing double glazed windows and further access door to the entrance hallway.

#### **ENTRANCE HALL**

10' 4" x 6' 10" (3.16m x 2.09m) A generous hallway with beautiful wood flooring, stairs to the first floor landing, radiator, front facing single glazed window / door to the porch and provides access to all ground floor accommodation.

#### **LIVING ROOM**

14' 5" x 10' 4" (4.40m x 3.16m) A great family living space with front facing double glazed bay window, radiator and coving to the ceiling.

#### **KITCHEN/DINING ROOM**

21' 10" x 10' 2" (6.67m x 3.11m) A large open plan kitchen/dining area is positioned to the rear of the property with views over the garden and benefitting from a range of eye and base level fitted units with rolled top surfaces, incorporating a single and half bowl sink with drainer unit, space for a fridge/freezer, plumbing for a washing machine, plumbing for a dishwasher, four ring electric hob with extractor hood above, electric oven, partially tiled splash



backs, tiled flooring, under floor heating, storage cupboard beneath the stairs and access to the rear entrance hallway.

### **REAR ENTRANCE HALLWAY**

3' 5" x 6' 0" (1.05m x 1.85m) Providing access to the rear garden, WC and store room with side facing double glazed door and window.

### **WC**

2' 9" x 5' 1" (0.84m x 1.56m) Benefitting from a low flush WC and a side facing double glazed window.

### **STORE ROOM**

Ideal for storage and accessed from the rear hallway.

### **STAIRS**

Leading from the entrance hallway to the first floor landing.

### **FIRST FLOOR LANDING**

7' 9" x 6' 10" (2.38m x 2.10m) With a loft access point and offering access to all three bedrooms and the bathroom.

### **BEDROOM**

12' 2" x 10' 4" (3.71m x 3.17m) A lovely double bedroom with front facing double glazed window, storage cupboard and a radiator.

### **BEDROOM**

8' 10" x 14' 7" (2.71m x 4.46m) A further fantastic double bedroom with views over the rear garden, storage cupboard, two rear facing double glazed windows and two radiators.

### **BEDROOM**

7' 3" x 9' 4" (2.21m x 2.86m) Generous third bedroom with front facing double glazed window and a radiator.



### **BATHROOM**

6' 10" x 5' 6" (2.09m x 1.70m) Beautifully presented bathroom with a white three piece suite comprising of a low flush WC, wash hand basin, bath with a shower screen above, shower attachment, motion sensor spotlighting, tiled walls, tiled flooring, under floor heating, heated towel radiator and a rear facing double glazed frosted window.

### **OFF STREET PARKING**

Provides off street parking on the front paved area.





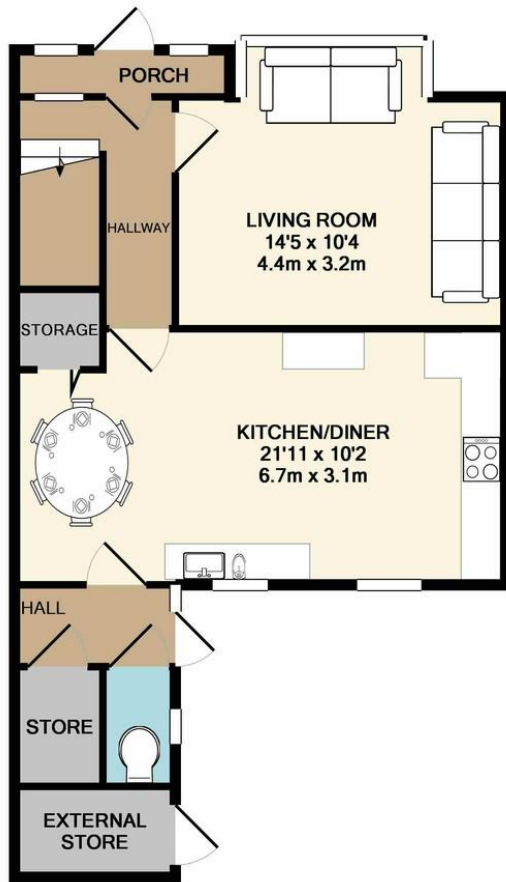


### **FRONT GARDEN**

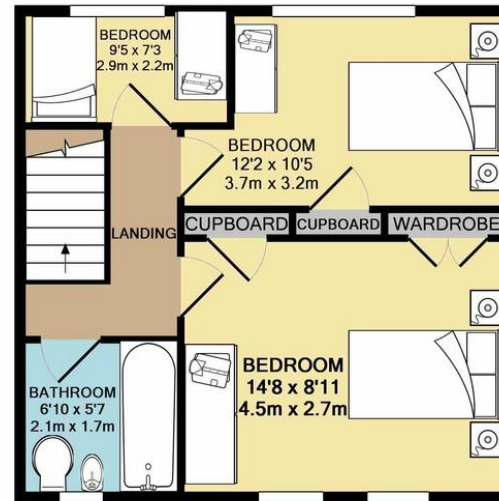
Access to the driveway, hedge partial enclosure, front access gate leading to the path and surrounding shrub beds. Side shared access is available to the rear garden.

### **REAR GARDEN**

A large rear garden ideal for family barbecues and kids play equipment with a generous laid to lawn area, concrete patio area, external storage room and a fence enclosure.



GROUND FLOOR  
APPROX. FLOOR  
AREA 579 SQ.FT.  
(53.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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