



Weston Road, Balby Doncaster

welcome to

Weston Road, Balby Doncaster

GUIDE PRICE £160,000-£170,000. This fabulous refurbished three bedroom semi-detached home is perfect for families and first time buyers. The property has front and rear gardens and a driveway providing off road parking.



Entrance Hall

With a front facing sealed unit door, a front facing obscure double glazed window, coving to the ceiling, a central heating radiator, LVT flooring, a useful understairs storage cupboard and stairs which rise to the first floor.

Dining Room

With a front facing double glazed window, a central heating radiator and coving to the ceiling. An open arch leads through to the lounge.

Lounge

With a rear facing double glazed window, a central heating radiator, coving to the ceiling, feature acoustic panelling and a feature fireplace housing the electric coal effect fire.

Kitchen

A fabulous recently fitted kitchen with a range of wall and base units housing the composite sink and drainer with mixer tap. The kitchen has an electric induction hob with cooker hood above, and an electric oven and grill. There is LVT flooring, a rear facing double glazed window and access to the inner lobby.

Inner Lobby

With feature acoustic panelling and a side facing door leading out to the rear garden. Access to the utility room.

Utility Room

Fitted with a range of base units with work surfaces beneath which is plumbing for a washing machine. There is LVT flooring and a side facing double glazed window.

First Floor Landing

With a front facing double glazed window, coving to the ceiling and access to the loft.

Bedroom One

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

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.

Bathroom

A stunning recently fitted bathroom with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a panelled bath with mixer tap and shower over. There is partial tiling to the walls, a heated towel rail and a side facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with a block paved driveway providing off road parking which continues to the side and in-turn leads to the rear. To the rear of the property there is an enclosed lawned garden with block paved patio area and garden shed.

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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welcome to

Weston Road, Balby Doncaster

- GUIDE PRICE £160,000-£170,000
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- BEAUTIFULLY PRESENTED AND REFURBISHED THROUGHOUT
- SPACIOUS LOUNGE AND DINING ROOM
- UTILITY ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126766 - 0004

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