

**3 Bedroom(s), Semi-Detached House, Freehold**

**Sherwood Drive, Balby, Doncaster.**



- 3D Virtual Tour Available
- Ground Floor W/C
- Driveway and Garage
- Local Amenities and Transport Links
- Kitchen

- Renovated Lounge Diner
- Three Bedroom Semi Detached Family Home
- Rear Enclosed Garden
- Great Renovation Project

**£170,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

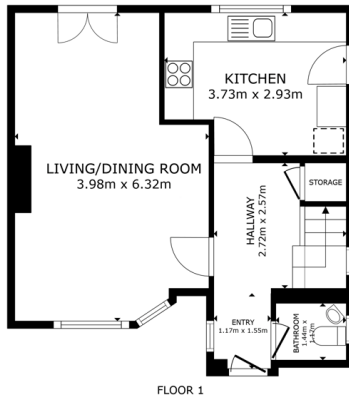


## Owner's View

Loved living in this spacious 3-bedroom semi-detached house. Situated on a quiet street with not much traffic, the property enjoys a tranquil setting while still being within easy reach of local amenities and transport links. Stripped back to the basics with loads of potential, ready for someone to come in and finish it any way they like. It has updated and modernised electrics and plumbing throughout the property, sizeable flat garden with plenty of sunshine and very spacious rooms throughout.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 44.6 sq. ft. FLOOR 2: 40.4 sq. ft.  
TOTAL: 85.0 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

### Entry Hall



### Lounge Diner

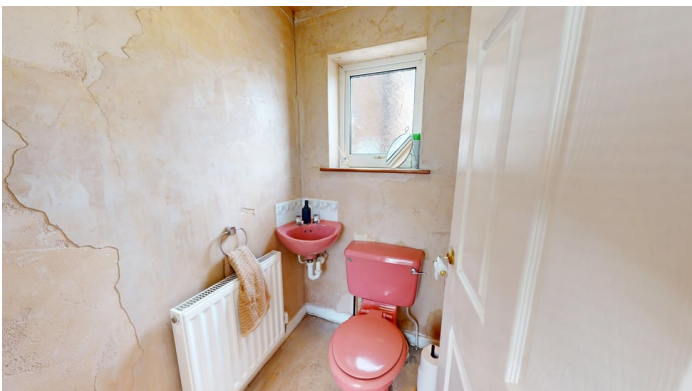




## Kitchen

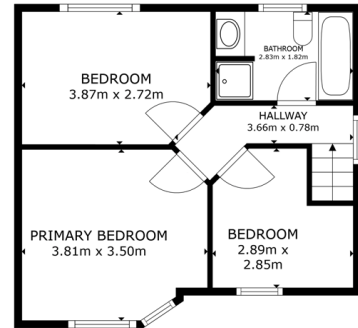


## W/C



## First Floor

## Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 84.6 m<sup>2</sup> FLOOR 2: 48.4 m<sup>2</sup>  
TOTAL: 133.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

## Master Bedroom



## Bedroom







**Bedroom**



**Front Aspect**



**Family Bathroom**



**Rear Garden**



**Externals**

## Property Description

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 5/24/2023

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 5/24/2023

Boiler Location - Loft





Approximate Electrical System Installation Date - 5/5/2023

Permanent Loft Ladder - Yes

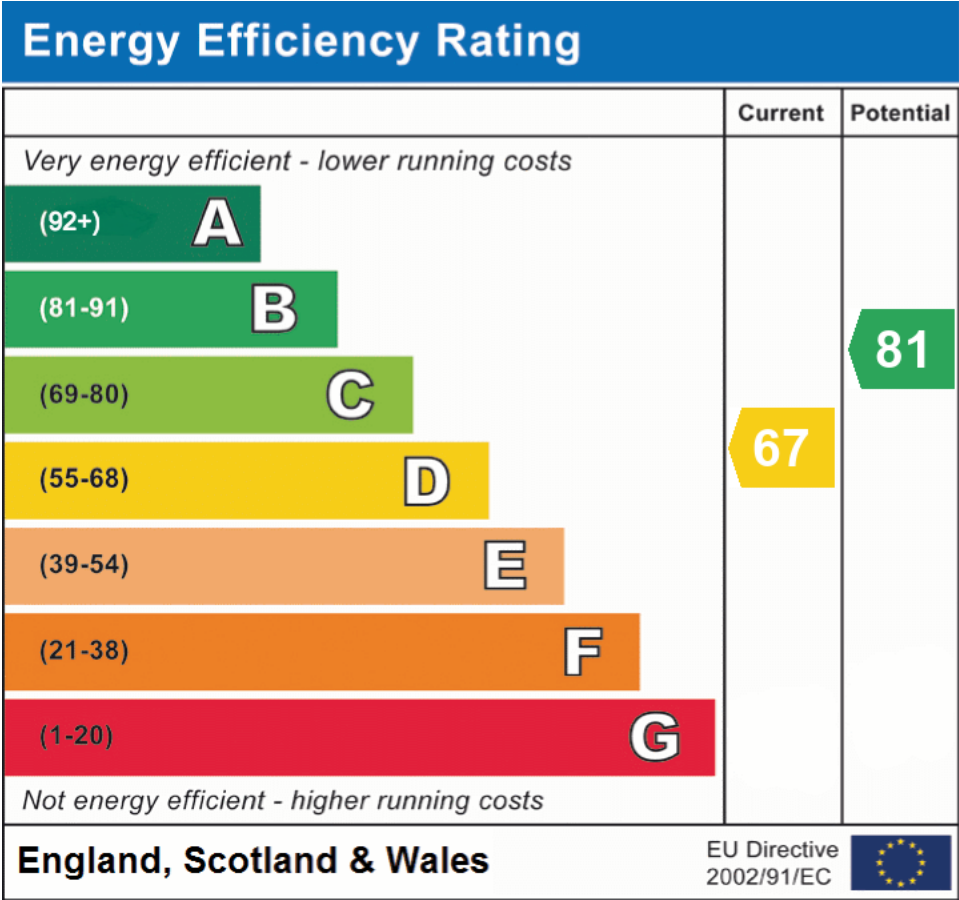
Loft Insulation - Yes

Loft Boarded out – Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.