

2 Bedroom(s), Semi-Detached House,

Dixon Crescent, Balby.



- 3D Tour Available
- Well Presented
- Family Bathroom
- Gardens To The Front and Rear
- No Chain

- 2 Bed Semi Detached House
- Modern Kitchen
- Ideal First Time Buyer Home
- On Street Parking
- Good Motorway access and Local Amenities

£135,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- The property is on a quiet street, there are good neighbours and it is close to doncaster centre. There has been new double glazed windows and a combi boiler fitted in 2021. Ideal for a first time buyer or investor.

GROUND FLOOR

FLOOR PLAN

LOUNGE



KITCHEN



FIRST FLOOR

FLOOR PLAN

BEDROOM



BEDROOM



BATHROOM



Tenure - Freehold

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date - 2021

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - In the kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation - yes

Loft Boarded out - yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

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.

EXTERNAL

REAR GARDEN



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 