

**3 Bedroom(s), Terraced House, Freehold**

**St Peters Road, Balby, Doncaster.**



- 3D Virtual Tour Available
- Three Double Bedrooms
- Lounge
- Family Bathroom
- Driveway

- Spacious Terraced Family Home
- Kitchen Diner
- Ground Floor W/C
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

**£129,950**

**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

Located on the popular St Peters Road in Balby, this well-presented three-bedroom terraced home offers spacious and versatile accommodation, ideal for families, first-time buyers, or investors. The ground floor comprises a welcoming entrance hallway, lounge, kitchen diner, and convenient W/C. To the first floor are three generous double bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking and a paved rear enclosed garden, perfect for relaxing and entertaining. Well positioned for local schools, shops, and a doctor's surgery, the property also enjoys excellent transport links, with a bus route nearby, Tesco and Asda just minutes away, and easy access to the A1(M). Early viewing is recommended.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA:  
FLOOR 1: 66.00 sq.m. FLOOR 2: 41.20 sq.m.  
EXCLUDED AREAS: PORCHWAY 2.00 sq.m. BALCONY 31.60 sq.m.  
TOTAL: 140.80 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Kitchen Diner



## Lounge



## W/C



## First Floor

### Floor Plan



### FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 48.6 m<sup>2</sup> FLOOR 2 42.2 m<sup>2</sup>  
 EXCLUDED AREAS: TERRACE 28.0 m<sup>2</sup> BALCONY 33.6 m<sup>2</sup>  
 TOTAL: 124.4 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Bedroom One



## Bedroom Two



## Bedroom Three



## Family Bathroom



## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators



Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 3/17/2018

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	