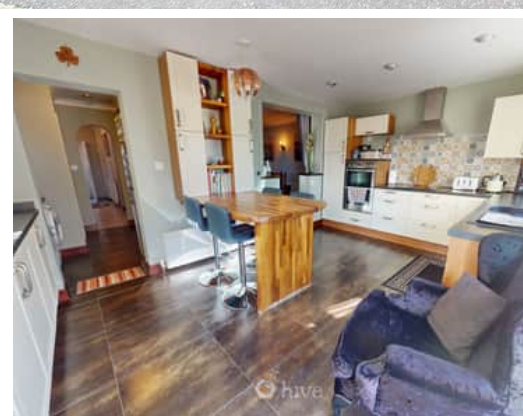


3 Bedroom(s), Semi-Detached House, Freehold

Haigh Road, Balby, Doncaster.



- 3D Virtual Tour Available
- Extra Storage/Office Room on First Floor
- Spacious Open Plan Lounge and Dining Room
- Utility Room and Ground Floor W/C
- Landscaped Rear Enclosed Garden with Garage and Access to the Rear

- Three Bedroom Semi Detached Family Home
- Two Storey Extension
- Modern Fitted Breakfast Kitchen
- Family Bathroom and Separate Shower Room
- Local Amenities, Schools and Transport Links

£240,000
For Sale

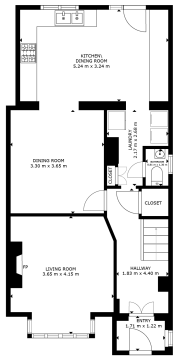
Book your viewing today Tel: 01302 247754

Owner's View

A purposely designed family home lovingly cared for over 40 years, full of happy memories and a wonderful community ready for its next chapter. A spacious and well-presented three-bedroom semi-detached family home on Haigh Road in Balby, benefitting from a two-storey extension and versatile living throughout. The ground floor offers a welcoming open plan lounge and dining area, ideal for modern family living and entertaining, alongside a contemporary breakfast kitchen fitted with stylish units and ample workspace. There is also the added convenience of a utility room and ground floor W/C. To the first floor are three well-proportioned bedrooms, complemented by an additional versatile room which could be used as a home office or dressing room. The property further benefits from a family bathroom as well as a separate shower room, providing flexibility for busy households. Externally, the home boasts a landscaped rear garden, perfect for relaxing or entertaining, along with a garage to the rear with access for off-road parking. A front garden completes the outside space.

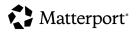
Ground Floor

Floor Plan



FLOOR 1

BRITISH INTERNAL AREA
 FLOOR 1: 62.00 m², FLOOR 2: 59.00 m²
 TOTAL: 121.00 m²
MEASUREMENTS AND CONVERSIONS TO THE NEAREST MILLIMETER. ACTUAL MAY VARY.



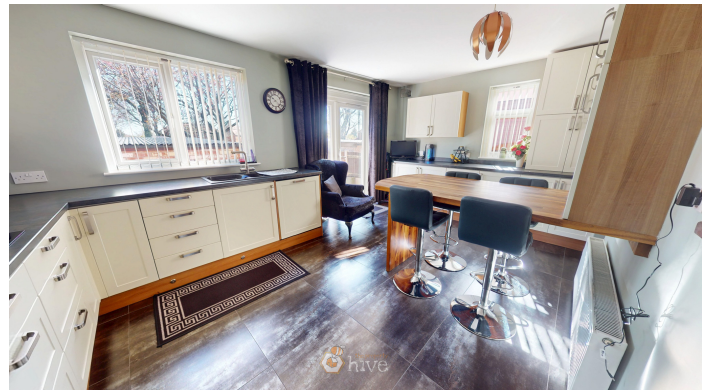
Entry



Hallway



Breakfast Kitchen



Utility



W/C

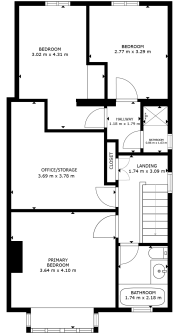


Lounge Diner



First Floor

Floor Plan



FLOOR 2



Bedroom



Bedroom



Bedroom



Office/Storage



Family Bathroom



Shower Room



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 - 3/31/2016

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 3/31/2016

Boiler Location - Under the stairs

Approximate Electrical System Installation Date - 5/13/1990

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.



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