

**2 Bedroom(s), Semi-Detached Bungalow, Freehold**

**Pearwood Crescent, Balby, Doncaster.**



- 3D Virtual Tour Available
- Two Bedroom Semi Detached Bungalow
- Lounge
- Conservatory
- Driveway and Garage

- No Chain
- Kitchen
- Family Bathroom
- Well Maintained Rear Enclosed Garden
- Local Amenities and Transport Links

**£160,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

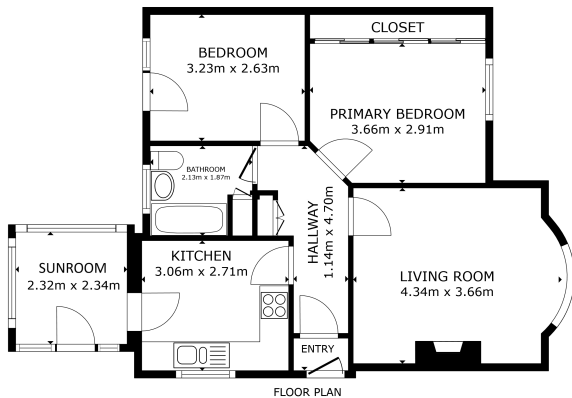


## Owner's View

Take a look at this charming 2 bedroom semi-detached bungalow offered with no onward chain, making it a fantastic opportunity for those seeking a property to personalise. The accommodation comprises a comfortable lounge, a kitchen, two well-proportioned bedrooms, and a bathroom. To the rear, a spacious conservatory provides an ideal second sitting area, dining space or relaxing garden room, enjoying views over the well-maintained enclosed rear garden. Outside, the property benefits from a driveway providing off-road parking and a steel construction garage, perfect for storage or workshop use. The rear garden is neatly presented, offering a peaceful outdoor space to enjoy throughout the seasons. Located in a popular residential area of Balby with convenient access to local shops, amenities, transport links and Doncaster town centre.

## Internals

### Floor Plan



GROSS INTERNAL AREA  
FLOOR PLAN 88.2 sq ft  
TOTAL: 63.8 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Lounge



Conservatory



### Kitchen







**Master Bedroom**



**Bedroom**



**Family Bathroom**



## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas Boiler and Immersion Heater

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out – Partially

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

