

3 Bedroom(s), Semi-Detached House, To be Advised

Florence Avenue, Balby, Doncaster.



- 3D Virtual Tour Available
- Three Bedroom Semi Detached House
- Kitchen Diner
- Driveway and Garage
- Local Amenities and Transport Links

- Potential for Renovation
- Separate Lounge and Dining Room
- Rear Garden
- Family Bathroom with Separate W/C

£170,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

This three-bedroom semi-detached property on Florence Avenue offers fantastic potential for renovation, making it an ideal project for buyers looking to create a family home to their own taste. The ground floor features a lounge, separate dining room, and a spacious kitchen diner. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a separate W/C. Outside, the property benefits from a driveway, garage, and a good-sized rear garden, providing plenty of space for outdoor enjoyment. Situated in the popular area of Balby, the home is close to local amenities, schools, and transport links.

Ground Floor

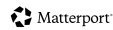
Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 30.3 sqm FLOOR 2: 15.8 sqm
ENCLOSURE: 46.1 sqm GARAGE: 20.3 sqm
TOTAL: 103.3 sqm

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Entry



Kitchen Diner



Lounge



Dining Room



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 30.5 sqm FLOOR 2: 45.8 sqm
EXCLUDED AREAS: GARAGE 20.5 sqm
TOTAL: 96.8 sqm
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Master Bedroom



Bedroom



Bedroom



Bathroom & Separate W/C



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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Tel: 01302 247754

Email: info@thepropertyhive.co.uk

Web: www.thepropertyhive.co.uk

contracts to ensure they are in good working order.



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Energy Performance Certificate