

3 Bedroom(s), Town House, Freehold

Coniston Drive, Balby, Doncaster.



- 3D Virtual Tour Available
- Three Bedrooms
- En Suite to Master Bedroom
- Storage Room/Potential W/C on Ground Floor
- Spacious Lounge with Media Wall
- Three Storey End Of Terrace Town House
- Modern Kitchen
- Contemporary Family Bathroom
- Sizeable Rear Enclosed Garden
- Driveway and Garage

£205,000
For Sale

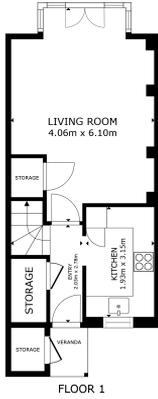
Book your viewing today Tel: 01302 247754

Owner's View

This lovely three-story, three-bedroom townhouse features a fresh, modern kitchen and plenty of space throughout. With additional rooms perfect for guests or a nursery, it's ideal for growing families or those who love extra room. The spacious garden is a standout, so much potential, basking in sunlight until 6–8 p.m., while the home still offers endless potential for someone to add their own personal touch, the living room has a fresh built in media wall and herringbone flooring.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 34.9 m² FLOOR 2: 24.4 m² FLOOR 3: 22.3 m²
EXCLUDED AREAS: VERANDA: 2.26 m² REDUCED HEADROOM: 4.0 m²
TOTAL: 85.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge

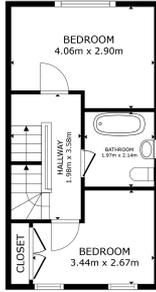


Kitchen



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 34.9 m² FLOOR 2 32.4 m² FLOOR 3 22.3 m²
 EXCLUDED AREAS: VERANDA 2.5 m² REVOLVED HEADROOM 4.0 m²
 TOTAL: 99.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



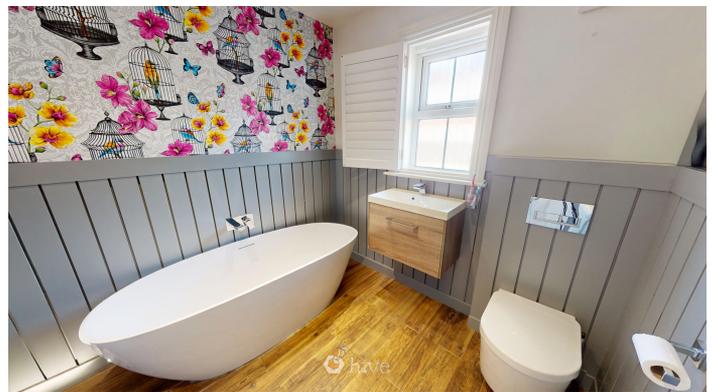
Bedroom



Bedroom



Bathroom



Second Floor

Floor Plan



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 34.9 m² FLOOR 2 32.4 m² FLOOR 3 22.3 m²
 EXCLUDED AREAS: VERANDA 2.5 m² REVOLVED HEADROOM 4.0 m²
 TOTAL: 99.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom & En Suite



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 8/23/2024

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 8/23/2024

Boiler Location - Laundry unit

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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+) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(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 