

3 Bedroom(s), Terraced House, Freehold

Nicholson Road, Balby, Doncaster.



- 3D Virtual Tour Available
- Three Bedrooms
- Utility
- Kitchen
- Out Building With Storage Utility And W/C

- Terraced House
- Open Plan Lounge Diner
- Family Bathroom
- Cellar
- Local Amenities and Transport Links

£125,000
For Sale

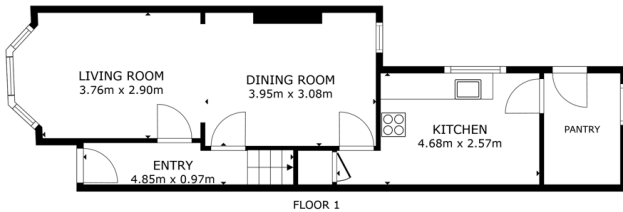
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Owner's View

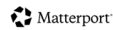
Situated on Nicholson Road, this property opens into an entrance hallway leading to a bright and open lounge/dining area, offering a flexible space for relaxing or entertaining. The kitchen sits to the rear, with fitted units and direct access to a utility area, ideal for laundry and extra storage. Upstairs, the accommodation includes a family bathroom and three great size bedrooms. Outside, the rear garden includes a brick-built outbuilding, providing additional storage space and a convenient WC. The property is well-located for everyday needs, with shops, supermarkets, and schools all close by. There are regular public transport links into Doncaster town centre, and excellent road access via the A630, M18, and A1(M). Primary school a few minutes walk away, local park great for dog walks and children's play area, local shop.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 46.3 sq. m. FLOOR 2 45.2 sq. m.
TOTAL 91.5 sq. m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Open Plan Lounge Diner



Kitchen

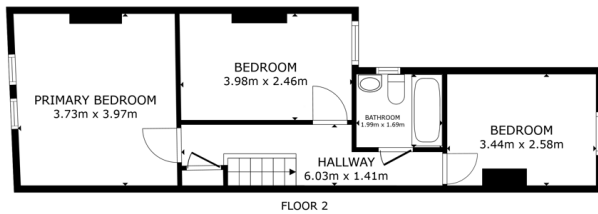


Utility



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 45.2 m² FLOOR 2: 45.2 m²
TOTAL: 90.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



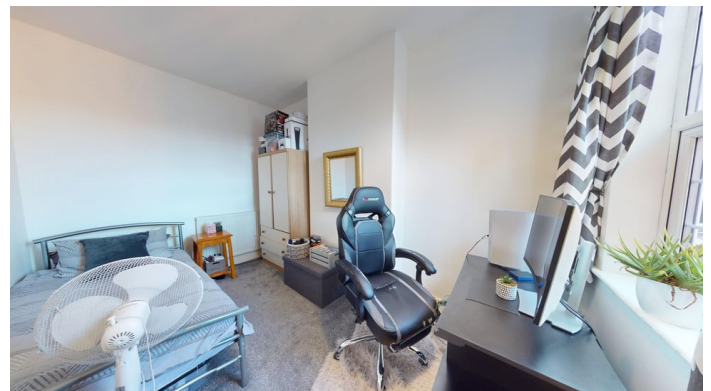
Bedroom One



Bedroom Two



Bedroom Three



Family Bathroom



External

Front Aspect



Rear Garden



W/C



Property Information Form

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 -

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



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contracts to ensure they are in good working order.



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Energy Performance Certificate