

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

**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

Property has been in family since 1980's. Has extended kitchen which was already built beforehand. Property has garage, and medium garden. Property is close to local schools, parks, and local shops. Central to town, railway station and motorways.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 30.3 sqm FLOOR 2: 15.8 sqm  
ENCLOSURE: 40.1 sqm GARAGE: 20.3 sqm  
TOTAL: 100.3 sqm

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Entry



## Lounge



## Kitchen Diner





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: 116.8 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 - 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 - Bathroom (airing cupboard)

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