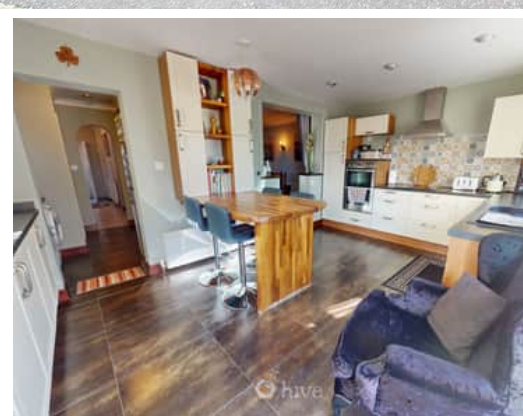


**3 Bedroom(s), Semi-Detached House, To be Advised**

**Haigh Road, Balby, Doncaster.**



- 3D Virtual Tour Available
- Extra Storage/Office Room on First Floor
- Spacious Open Plan Lounge and Dining Room
- Utility Room and Ground Floor W/C
- Landscaped Rear Enclosed Garden with Garage and Access to the Rear

- Three Bedroom Semi Detached Family Home
- Two Storey Extension
- Modern Fitted Breakfast Kitchen
- Family Bathroom and Separate Shower Room
- Local Amenities, Schools and Transport Links

**£240,000**  
**For Sale**

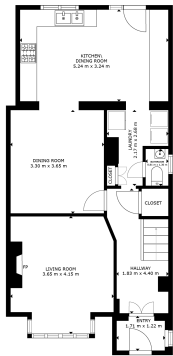
*Book your viewing today* Tel: 01302 247754

## Owner's View

A spacious and well-presented three-bedroom semi-detached family home on Haigh Road in Balby, benefitting from a two-storey extension and versatile living throughout. The ground floor offers a welcoming open plan lounge and dining area, ideal for modern family living and entertaining, alongside a contemporary breakfast kitchen fitted with stylish units and ample workspace. There is also the added convenience of a utility room and ground floor W/C. To the first floor are three well-proportioned bedrooms, complemented by an additional versatile room which could be used as a home office or dressing room (please note this room does not have an external window). The property further benefits from a family bathroom as well as a separate shower room, providing flexibility for busy households. Externally, the home boasts a landscaped rear garden, perfect for relaxing or entertaining, along with a garage to the rear with access for off-road parking. A front garden completes the outside space. An ideal purchase for families looking for extra space in a popular residential area.

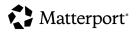
## Ground Floor

### Floor Plan



FLOOR 1

BRITISH INTERNAL AREA  
 FLOOR 1: 62 m<sup>2</sup>, FLOOR 2: 59 m<sup>2</sup>  
 TOTAL: 121 m<sup>2</sup>  
MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



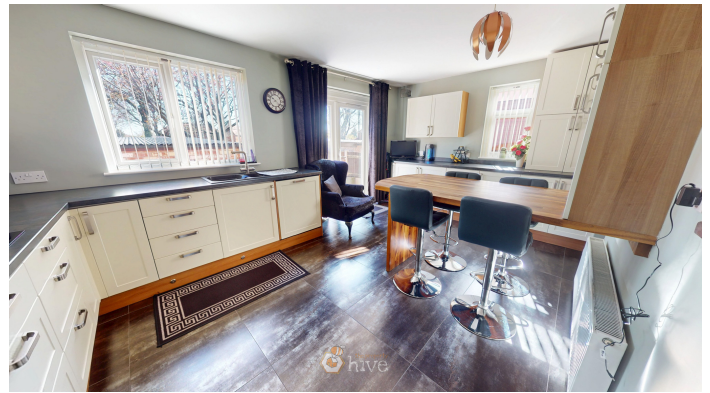
### Entry



### Hallway



## Breakfast Kitchen



## Utility



## Lounge Diner



## W/C

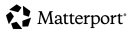


## First Floor

## Floor Plan



FLOOR 2



## Bedroom



## Bedroom



## Bedroom



## Office/Storage



## Family Bathroom



## Shower Room



## 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 -

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.



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