

3 Bedroom(s), Terraced House, Freehold

Albany Road, Balby, Doncaster.



- 3D Virtual Tour Available
- Three Bedrooms
- Lounge
- Bathroom
- South Facing Rear Enclosed Garden

- Spacious Mid Terrace Family Home
- Cellar
- Dining Room
- Breakfast Kitchen

£130,000

Reduced

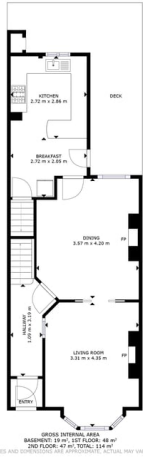
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... This has been our lovely family home for more than 30 years, our three daughters have flown and married so we need to downsize. The garden is south facing (sun all day), we're hoping another family will enjoy it just as much as we have.

Ground Floor

Floor Plan



Matterport



Lounge



Breakfast Kitchen



Dining Room



First Bedroom



First Floor

Floor Plan



2ND FLOOR

GROSS INTERNAL AREA
 BASEMENT: 39 sq. m / 1ST FLOOR: 44 sq. m
 2ND FLOOR: 37 sq. m / TOTAL: 114 sq. m
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Matterport

Second Bedroom



Third Bedroom

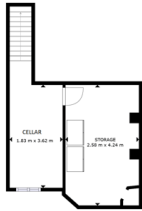


Bathroom



Cellar

Floor Plan



BASEMENT

APPROXIMATE INTERNAL AREA
BASEMENT: 62 sq ft (5.75m x 10.80m)
STORAGE: 122 sq ft (11.30m x 10.80m)
TOTAL: 184 sq ft (17.05m x 10.80m)
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -10 years



Water Heating System -Gas combi boiler
Approximate Water Heating Installation Date -
Boiler Location - Out Building
Approximate Electrical System Installation Date -
Approximate Electrical System Test Date -
Fires/Heaters - Gas
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 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>		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(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 