

3 Bed Semi-Detached In Springwell Lane Balby, Doncaster, DN4 9AY £160,000



SHORT DESCRIPTION

Property Ref: 17611 We are proud to introduce to the market this beautiful three-bedroom semi-detached freehold property, ideal for investors, first-time buyers or those looking for a second home. The property benefits from a front garden, a private driveway and a spacious rear garden. The ground floor comprises a spacious entrance hallway leading to a large living room, with plenty of space for a large family dining table. Both the living room and the kitchen provide access to the rear garden. There is also a second reception room, which could be used as an additional living room or a dining room, as it is conveniently located next to the kitchen. The ground floor also benefits from a spacious family bathroom with a shower and WC. The first floor comprises three bedrooms, including a spacious main bedroom, a second good-sized bedroom and a smaller third bedroom. The property also benefits from plenty of built-in storage cupboards throughout. The property offers further potential, as the main bedroom is generously sized and could provide the opportunity to install an additional bathroom upstairs, subject to the necessary planning permissions, building regulations and other relevant checks. The property is conveniently located close to local amenities, with a large Asda supermarket just a two-minute walk away, along with several local shops and nearby bus stops. Doncaster town centre is approximately 15-20 minutes away by bus. With its spacious accommodation, gardens, driveway and potential for further improvement, this property would make a lovely home or an excellent investment opportunity. Property Type: Semi-detached Full selling price: £160000.00 Pricing Options: Offers Over Tenure: Freehold Council tax band: B EPC rating: D Measurement: 1022.57 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway, Private Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: -----

3

Bed Room(s)

1

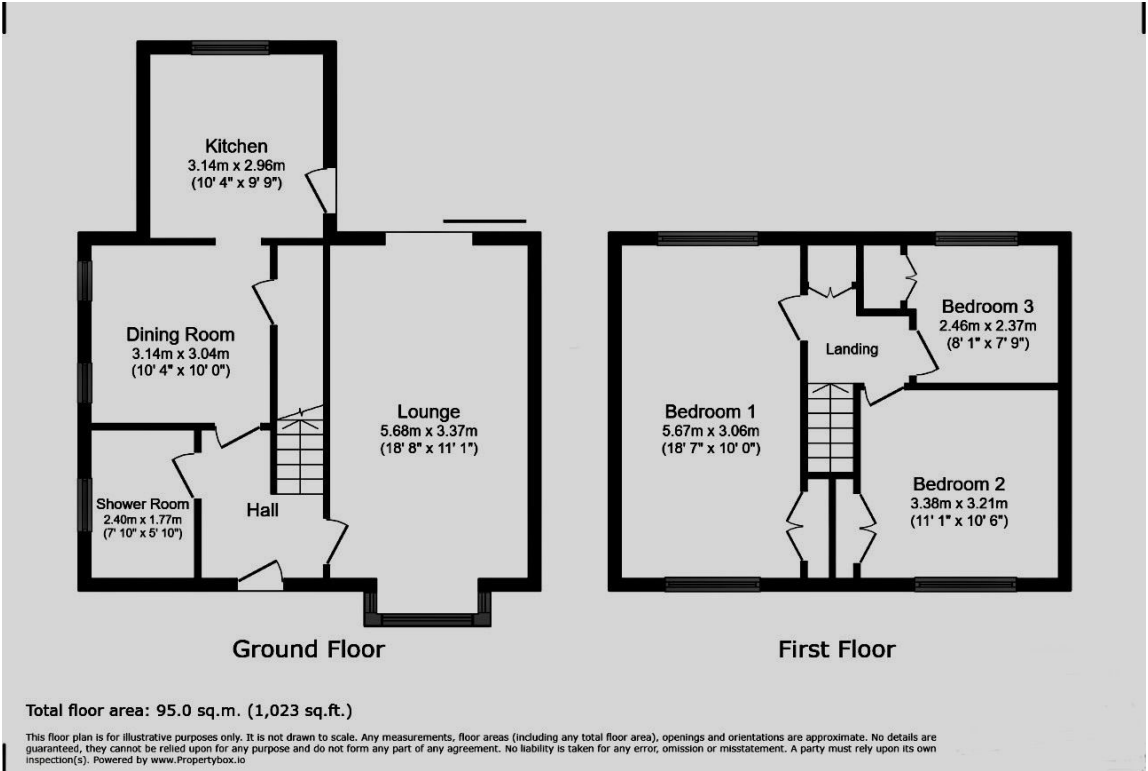
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	47 square metres

Rules on letting this property

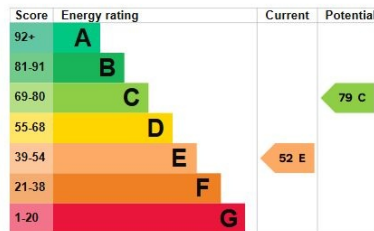
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

Company registration number in England : 10469887 VAT: 263 3023 36
Copyright © 99Home Limited 2017. All rights reserved.