

horton knights

of doncaster

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77 St. Johns Road, Balby, Doncaster, DN4 0QJ



Located just off Balby Road, a two bedroom end terrace house freshly decorated and carpeted making it ideal for a young first time buyer or investor.

The property has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance into a front facing lounge, inner lobby with stairs to the first floor, dining/ living room, fitted kitchen, first floor landing, two good sized double bedrooms and bathroom off bedroom 1. Outside to the front there is a forcourt garden and enclosed rear garden. Popular residential location close to Doncaster town centre, having good access to amenities including shops and bus services.
PRICED TO SELL & EARLY VIEWING RECOMMENDED

Offers Over £69,950



ACCOMMODATION

A PVC double glazed entrance door leads into the front facing lounge.

LOUNGE

3.66m x 3.30m (12'0" x 10'10")

This has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a door into the inner lobby.

INNER LOBBY

Having a staircase leading up to the first floor and a further door into the dining room.

DINING ROOM

3.66m x 3.66m (12'0" x 12'0")

A slightly larger reception room with a PVC double glazed window to the rear, a central heating radiator, a fireplace, a central ceiling light and to the far corner a door leads into the cellar head with steps down to the cellar.

KITCHEN

2.92m x 1.83m (9'7" x 6'0")

Fitted with a range of high and low-level units, finished with a rolled edge work surface, a four-ring gas hob with an extractor hood above and an integrated oven beneath. There is plumbing for automatic washing machine, a stainless steel sink unit with a mixer tap, a central heating radiator, a ceiling light, a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems, a PVC double glazed window plus a PVC double glazed door.

FIRST FLOOR LANDING

There is a central ceiling light plus doors to the bedrooms.

BEDROOM 1

3.66m x 3.66m (12'0" x 12'0")

This has a PVC double glazed window to the rear, a central heating radiator, a built-in cupboard to the corner which gives access into the loft space and a central ceiling light. A door from here leads into the bathroom.

BATHROOM

Fitted with a white suite comprising of a panelled bath, a pedestal wash basin and a low flush WC. There is an independent electric shower over the bath, a PVC double glazed window, a ceiling light, an extractor fan, vinyl floor covering and a central heating radiator.

BEDROOM 2

3.61m x 3.30m (11'10" x 10'10")

Having a PVC double glazed window to the front, a central ceiling light and a central heating radiator.

OUTSIDE

To the front of the property there is a small forecourt garden.

REAR GARDEN

To the rear there is an enclosed garden having a paved pathway leading down to the far end of the garden with flowerbeds and borders along the side stocked with small trees and shrubs.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing.

HEATING - The property has a gas radiator central heating system via a combination type boiler.

VIEWING - By prior telephone appointment with horton knights estate agents.

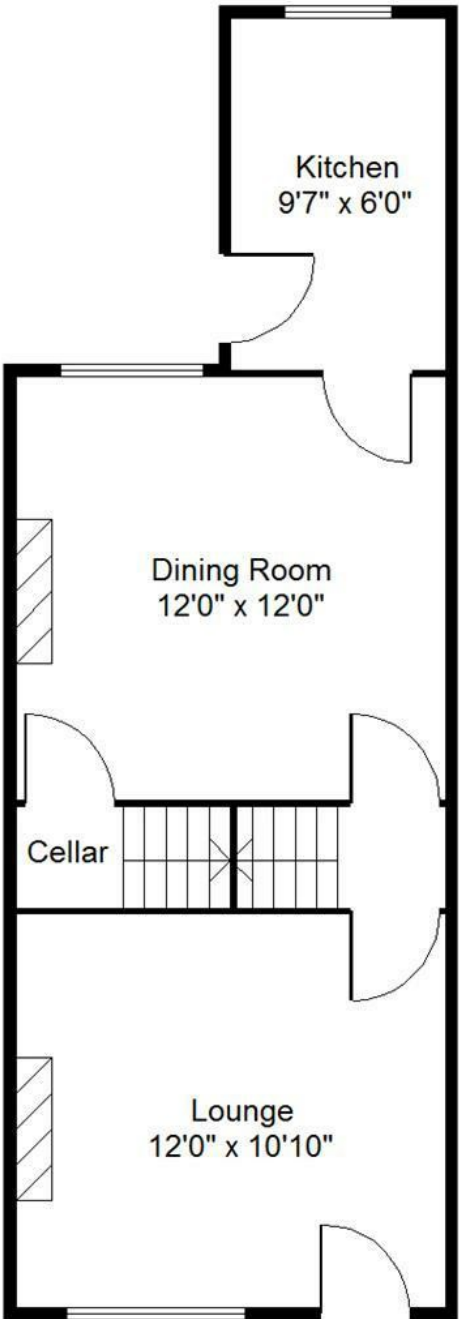
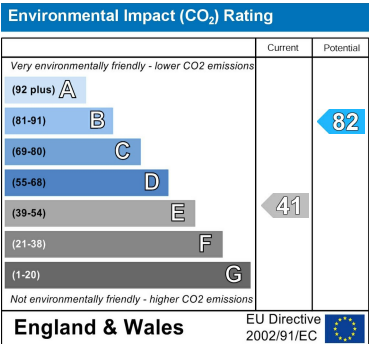
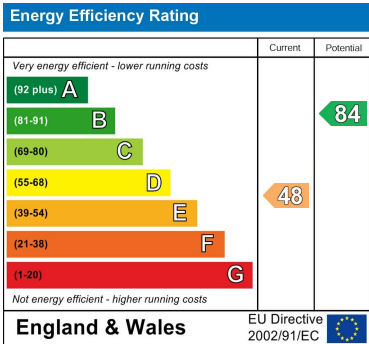
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

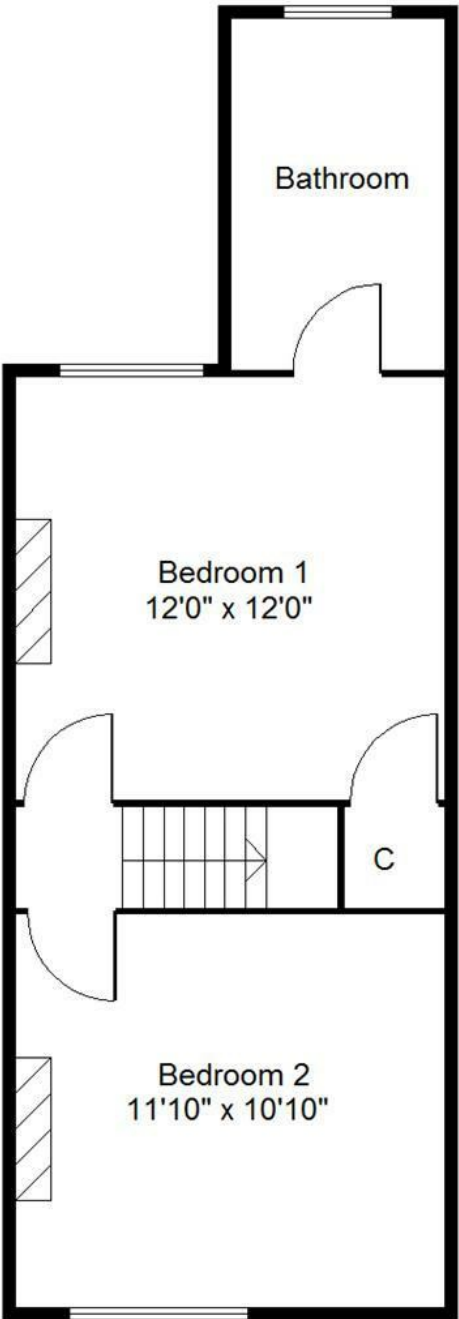
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor