



Pearwood Crescent, Balby Doncaster

welcome to

Pearwood Crescent, Balby Doncaster

This stunning, extended three bedroom semi-detached bungalow has been beautifully refurbished throughout and is presented in turn-key condition. Situated in a sought-after location, the property is ideally positioned close to a range of local amenities and excellent transport links.



Entrance Hall

With a side facing sealed unit door, laminate flooring and a central heating radiator.

Lounge Area

With laminate flooring, downlights to the ceiling and a central heating radiator.

Living Dining Kitchen

Open from the lounge area and is newly fitted with a range of wall and base units with cordingtang worksurfaces housing the sink and drainer with mixer tap. There is an electirc hob with extrcator above, an electric oven and grill, plumbing for a washing machine and space for a fridge freezer. There is laminate flooring, a splashback, rear facing double glazed french doors which open onto the rear garden and a rear fadcing double glazed window.

Bedroom One

A versitile room which could cater as a further reception room with a front facing double glazed window and a central heating radiator.

Bedroom Two

With a side facing double glazed window and a central heating radiator.

Bedroom Three

With a front facing double glazed window and a central heating radiator.

Family Shower Room

Fitted with a low flsuh W.C, a wash hand basin fitted into a vanity unit and a double shower cubical with shower. There is a side facing double glazed window, tiling to the walls and floor and a heated towel rail.

Outside

To the front is a hard landscape garden driveway to the side providing ample off-road parking, whilst to the rear is a good sized enclosed garden with a patio area, ideal for entertaining and perimeter fencing.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Pearwood Crescent, Balby Doncaster

- THREE BEDROOM EXTENDED SEMI-DETACHED BUNGALOW
- MOVE IN READY CONDITION
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- COMPLETELY REFURBISHED THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127171 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk