IDEAL
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17 Tenter Balk Lane, Adwick-Le-Street

, Doncaster, DN6 7EQ

Beautiful 2-Bed Semi-Detached Home with Excellent Outdoor Space

Ideal for growing families, this beautifully presented two-bedroom semi-detached property offers spacious and versatile accommodation, excellent kerb appeal, ample off-road parking and a stunning mature rear garden.

The property briefly comprises a welcoming entrance, a bright and comfortable living room with attractive feature fireplace and bay window, separate dining room and a well-equipped fitted kitchen with a generous range of wall and base units.

To the first floor are two well-proportioned bedrooms, along with 1 bathroom & W/C. One bathroom which offers the potential to be converted back into a third bedroom, subject to the necessary works.

Externally, the property benefits from a large driveway providing ample off-road parking, while the beautifully maintained rear garden is a real highlight, featuring established borders, mature planting, lawns, a paved seating area and a detached garage.

A fantastic family home in a desirable residential location, offering both comfortable living space and excellent potential.

Council Tax Band: B
EPC Rating: To Follow

Offers in the region of £200,000

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- Beautifully presented 2-bedroom semi-detached property
- Excellent kerb appeal with attractive frontage
- Spacious and comfortable living room
- Well-equipped fitted kitchen
- 1 Bathroom with separate W/C room
- Potential to convert the additional bathroom back into a third bedroom
- Beautiful mature rear garden
- Ample off-road parking
- Desirable residential location
- Council tax band: B & Epc rating: D

Hallway
5'2" x 14'7" (1.60 x 4.47)

Lounge
10'5" x 13'9" (3.20 x 4.20)

Study/Dining Room
8'11" x 11'3" (2.72 x 3.44)

Dining Room
8'5" x 12'6" (2.58 x 3.82)

Kitchen
5'8" x 17'7" (1.73 x 5.36)

Landing
5'6" x 9'8" (1.68 x 2.96)

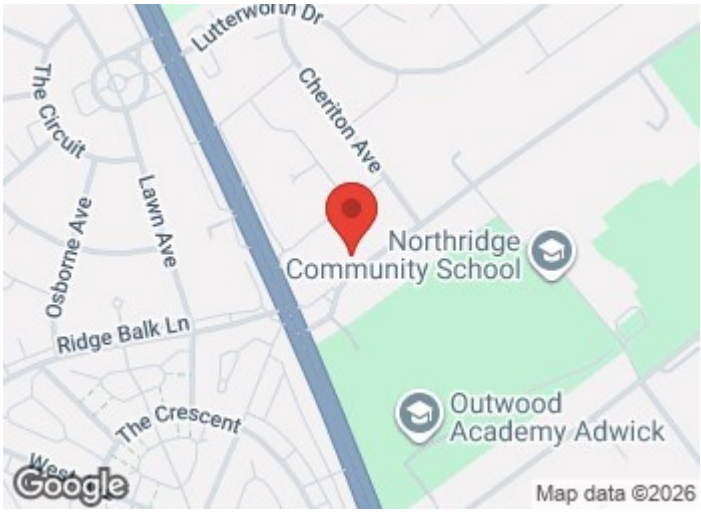
Master Bedroom
8'6" x 14'5" (2.61 x 4.41)

Bedroom 2
10'0" x 11'6" (3.07 x 3.51)

W/C
6'9" x 5'3" (2.07 x 1.62)

Bathroom
5'5" x 7'2" (1.66 x 2.20)

Garage
9'0" x 23'8" (2.75 x 7.22)



Directions

The village of Adwick offers many local amenities with in walking distance, cafes, restaurants' and public houses. as well as Leisure centres, library and schools. Having easy access to the major motorway networks, Adwick train station and a regular bus route to and from Doncaster town centre and beyond.











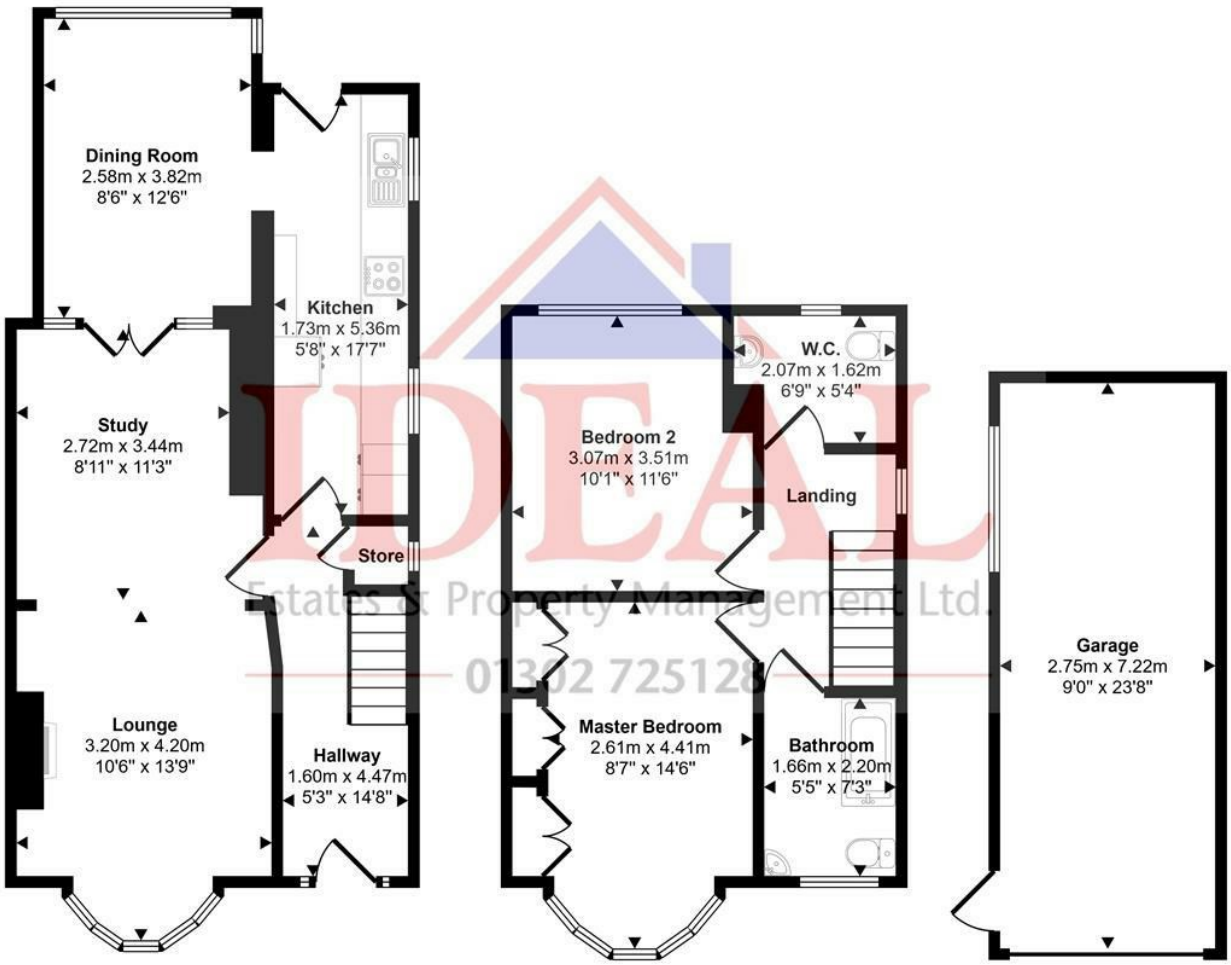






Floor Plan

Approx Gross Internal Area
108 sq m / 1165 sq ft



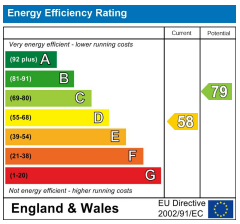
Ground Floor
Approx 52 sq m / 562 sq ft

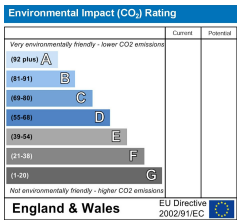
First Floor
Approx 36 sq m / 390 sq ft

Garage
Approx 20 sq m / 214 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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