



22 Croft Road , Doncaster , DN4 9EZ
Offers In Excess Of £160,000 Freehold


MARTIN&CO

Croft Road , Balby

3 Bedrooms, 1 Bathroom

Offers In Excess Of £160,000

- Available Chain Free
- Three bedroom Semi Detached
- Re decoration project
- Driveway for Off Road Parking
- Detached garage
- Generous size rear garden
- Close to locale amenities

This three bedroom semi detached property must be viewed to appreciate the potential it has to offer, you can turn this into your forever family home, situated in a quiet area of Balby, close to local amenities and schools. The property sits within a generous size plot allowing for a front garden, driveway and sizable rear garden. Briefly comprising of a spacious hallway, open plan living room/ dining room and kitchen on the ground floor. There are two double

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bedrooms, a single bedroom, bathroom and separate wc on the first floor. Call today to arrange your viewing and really appreciate what this wonderful home has to offer.

HALLWAY 5' 6" x 8' 4" (1.70m x 2.55m) A good size entrance hallway with easy access into the kitchen, living room and second floor. There is a storage cupboard under the staircase for plenty of storage,

LIVING ROOM 12' 11" x 10' 10" (3.95m x 3.31m) A front facing living room with bay window, the room is open plan with the dining room allowing for plenty of natural light.

DINING ROOM 9' 9" x 7' 2" (2.98m x 2.20m) At the rear of the property, open plan with the living room. There are French doors leading out into the generous size garden and a small serving hatch from the kitchen.

KITCHEN 11' 9" x 9' 5" (3.59m x 2.89m) With a range

of wall and base units, there is plumbing for washing machine and cooker.

BEDROOM 12' 3" x 10' 7" (3.74m x 3.23m) Double bedroom at the front of the house with bay window

BEDROOM 12' 5" x 8' 8" (3.79m x 2.66m) Second double bedroom overlooking the garden

BEDROOM 6' 2" x 9' 1" (1.88m x 2.78m) Single bedroom which is currently set up as an office.

BATHROOM 6' 5" x 5' 9" (1.97m x 1.76m) The bathroom has white pedestal sink and walk in shower.

WC 2' 4" x 5' 10" (.72m x 1.79m) Separate from the bathroom

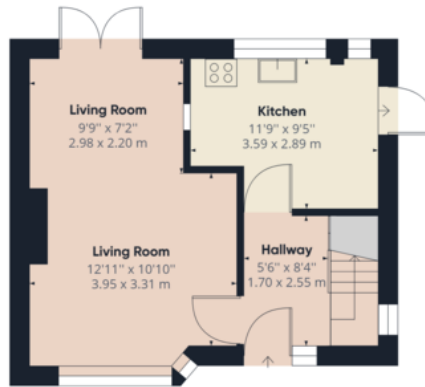
EXTERNAL To the front of the property is a small laid to lawn area with mature shrubs, you will benefit from off road parking with the driveway and detached garage. The rear garden will surprise you with its

generous size, with green house and mature shrubs.

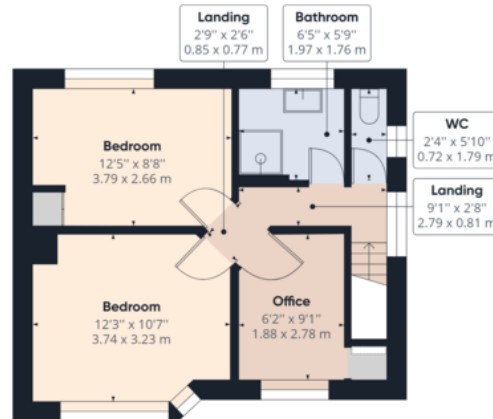








Ground Floor Building 1



Approximate total area⁽¹⁾

793.45 ft²
73.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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