

# HUNTERS<sup>®</sup>

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## Aldcliffe Crescent

Balby, Doncaster, DN4 9SE

Asking Price £169,950



Council Tax: A



# 77 Aldcliffe Crescent

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Asking Price £169,950



## DESCRIPTION

Briefly the property comprises entrance hall, kitchen lounge diner and conservatory to the ground floor and two bedrooms and bathroom to the first floor whilst outside is off street parking to the front and garden to the rear.

Balby is a suburb to the south west of the city of Doncaster and approximately a ten minute drive to the centre which lies on the East Coast mainline with regular trains to the capital and the north. whilst the A1M is a short drive away. There are primary schools and a secondary school in the area plus supermarkets, doctor's surgeries and post office being amongst some of the amenities available.

## ACCOMMODATION

The property is accessed via a porched entrance via a white uPVC door with glass panel leading into:

## ENTRANCE AREA

Giving access to the kitchen, stairs rising to the first floor accommodation, coat hooks, wall mounted thermostat and radiator.

## KITCHEN

7'6" x 10'2" (2.31m x 3.10m)

Wall and base units in white with complementary work surface, built in Beko oven, four ring hob with extractor fan over, wine rack, washing machine and fridge freezer, understairs store cupboard, one and a half stainless steel sink, spotlights to ceiling, panel flooring, window to the front elevation and radiator. Newly fitted 33 kW boiler with five year warranty.

## LOUNGE DINER

11'6" x 15'2" (3.53m x 4.63m)

Feature fireplace with gas flue, TV point, panel

flooring, rose to ceiling, radiator and door leading into:

## CONSERVATORY

9'4" x 9'11" (2.86m x 3.03m)

Panel flooring, doors opening to the rear garden and power sockets.

## FIRST FLOOR LANDING

5'8" x 5'8" (1.75m x 1.73m)

Providing access to the bedrooms and bathroom, loft access.

## BEDROOM ONE

11'7" x 10'7" (3.54m x 3.24m)

TV aerial, window to the rear elevation and radiator.

## BEDROOM TWO

9'1" x 7'10" to the front of the fitted wardrobes

(2.79m x 2.39m to the front of the fitted wardrobes)

Built in wardrobe and cupboard/desk unit with internal power supply, TV aerial, window to the front elevation and radiator.

## BATHROOM

6'9" x 5'6" (2.06m x 1.69m)

Tiling to two walls, matching white suite with panel bath and overhead Triton Madrid shower, wall wash hand basin with mixer tap, low level flush wc, spotlights to ceiling, vinyl flooring, towel rail, window to the side elevation and radiator.

## EXTERNALLY

The front garden is laid to block paving allowing off street parking with stone chip areas, fencing to sides and brick wall to the front with wooden gate, outside tap and access to garage.

The rear garden will be laid to lawn, if required by the current owners, and has paved area for seating, along with stone chip sections, double external socket, and fencing.

### GARAGE

9'5" x 20'9" (2.89m x 6.34m)

Brick built with up and over door, power and lighting, wall mounted fuse box, door to rear and window to the side elevation.

### TENURE - Freehold

### COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'A'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



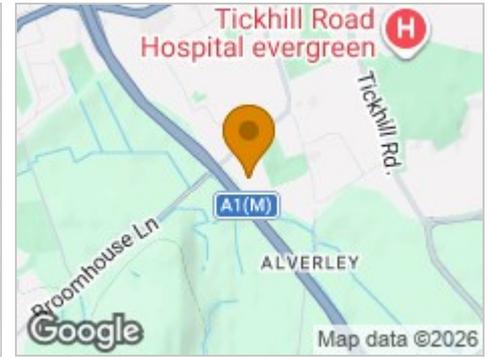
## Road Map



## Hybrid Map



## Terrain Map



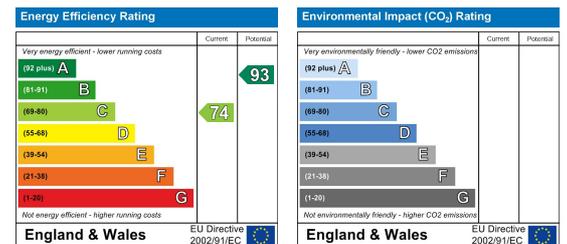
## Floor Plan



## Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.