



26 Sheridan Avenue,
Balby, Doncaster, DN4 8LS

Reduced to OiRo: £120,000 **No Chain**

A traditional, double fronted, bay windowed, three bedroomed, detached bungalow situated within this pleasant and popular residential roadway.

The property is within easy access of local shops and schools and provides good access into Doncaster town centre.

Gas central heating and uPVC double glazed windows are installed.

Lounge, breakfast kitchen with modern units and split level cooker equipment and shower room with attractive white suite.

Established, easily manageable gardens and driveway with single brick garage.

Scope for further modernisation if required and available with immediate vacant possession.



GROUND FLOOR**Entrance Porch**

with uPVC double glazed storm doors with opaque glass.

Entrance Hall

with glazed entrance door with opaque glass, radiator, telephone point, built in airing cupboard.

Lounge 11' 0" x 13' 10" (3.36m x 4.22m)

(measurements excluding the bay) with front facing bay window, tiled surround fireplace with fitted gas fire and central heating back boiler, double radiator, telephone point.

**Breakfast Kitchen** 9' 0" x 11' 9" (2.75m x 3.59m)

with modern units comprising base cupboard and drawer units with roll edge worktops, with plumbing and recess for automatic washing machine and incorporating split level cooker equipment comprising a four ring gas hob unit with stainless steel splash back and extractor hood over, built in oven, tall larder cupboard and matching wall mounted cupboard units, radiator, timber and glazed rear entrance door with opaque glass.

**Front Bedroom 1** 10' 0" x 8' 10" (3.05m x 2.7m)

(measurements excluding the bay) with front facing bay window, radiator.

**Rear Bedroom 2** 10' 0" x 8' 9" (3.05m x 2.67m)

(measurements excluding the bay) with rear facing bay window, radiator.

**Side Bedroom 3** 10' 0" x 7' 5" (3.05m x 2.27m)

with fitted wardrobe with hanging space, access to loft, radiator.

**Shower Room** 6' 3" x 5' 6" (1.91m x 1.68m)

with a white suite comprising tiled shower compartment with electric shower, pedestal wash basin, low level wc, tiled walls, heated towel rail, uPVC double glazed window with opaque glass.



OUTSIDE

Gardens

The property occupies easily manageable gardens with a front garden standing behind a brick boundary wall laid to lawn with flower and shrub borders. A concrete driveway leads to the single brick built garage. A concrete footpath leads to the rear garden which is enclosed by boundary walls and is partly laid to lawn and flower beds. External light. External cold water tap.



Garage

with roller door.

offer to Johnsons estate agents without delay.

IMPORTANT NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

FREE VALUATIONS: We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

FIXTURES & FITTINGS: Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

MORTGAGE: With so many lenders and mortgages to choose from we recommend you take impartial advice. Our staff can easily put you in touch with a trusted and friendly expert who can offer you advice without any obligation.

VIEWING: By arrangement with Johnsons estate agents.

COUNCIL TAX BAND: For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

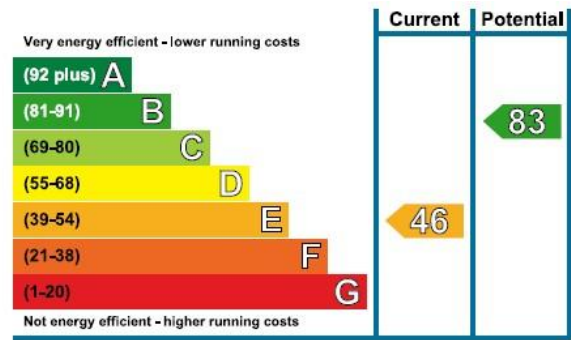
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REFERRAL FEES: Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

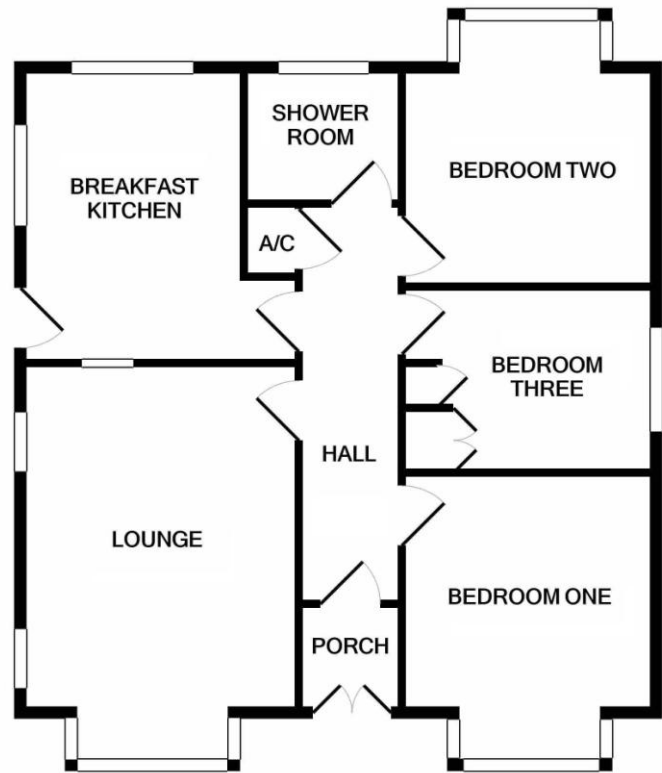
DIRECTIONS: The property can be approached by travelling from Doncaster into Balby along Balby Road. Turn left into Sandford Road, left into Weston Road, left into Longfellow Road, then bear right into Sheridan Avenue and the bungalow will be found on the left hand side.

OFFER PROCEDURE: To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your

ENERGY PERFORMANCE
Energy Efficiency Rating: E 46 (83)



A full copy of the EPC is available upon request.
RA 23054 NH 17/02/20



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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