



**69 Grenville Road,
Balby, Doncaster, DN4 9JJ**

Offers in Region of £145,000

A well appointed, traditional bay windowed, three bed roomed semi-detached house, situated within this popular residential roadway, conveniently situated within easy access of local shops, schools and provides excellent transport links.

Gas central heating and uPVC double glazed windows are installed. Attractive modern kitchen with split level cooker equipment and a modern shower room with a three piece white suite.

The property occupies attractive established gardens, with driveway and rear detached brick garage. An internal inspection is highly recommended.



GROUND FLOOR

Entrance Hall with composite and glazed entrance door with opaque glass, radiator.

Lounge 13' 0" x 10' 6" (3.97m x 3.21m) (measurements excluding the bay) with front facing bay window, attractive feature fireplace with coal effect fitted gas fire, cornice ceiling mouldings, radiator.



Dining Room 11' 0" x 11' 6" (3.36m x 3.51m) with fitted gas fire, radiator, cornice ceiling mouldings.



Kitchen 8' 3" x 11' 6" overall (2.52m x 3.51m overall) with a range of modern fitted kitchen units comprising of base cupboard and drawer units with roll edge worktops, with an inset stainless steel sink unit, plumbing and recess for automatic washer and incorporating split level cooker equipment comprising of a four ring gas hob unit, built in oven, matching wall mounted cupboard units, radiator, part-tiled walls, under stairs storage cupboard housing the wall mounted gas central heating boiler, uPVC side entrance door with opaque glass.



FIRST FLOOR

Landing with built in airing cupboard, access to loft.

Front Bedroom 1 11' 0" x 10' 9" (3.36m x 3.28m) (first measurement reducing to 9' 1" and excluding bay) with front facing bay window, range of fitted wardrobes with hanging space, radiator, cornice ceiling mouldings.



Rear Bedroom 2 11' 7" x 11' 6" (3.54m x 3.51m) (first measurement reducing to 8' 10") with a range of fitted wardrobes with hanging space, radiator, cornice ceiling mouldings.



Front Bedroom 3 8' 6" x 7' 0" (2.6m x 2.14m) with

a built in base for a single bed, radiator.



Rear



Detached Garage 9' 6" x 18' 10" (2.9m x 5.75m) brick built garage to the rear. with pitched and tiled roof, remote control up-and-over door, side personal door, lighting and power are installed.

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



OUTSIDE

Gardens

The property occupies attractive good sized gardens, with the front garden standing behind a brick boundary wall, laid to paving stones for ease of maintenance. The adjacent block paved driveway leads through a pair of ornate metal gates leading to the rear detached garage. The larger rear garden is a particularly attractive feature, being partly laid to lawn with a central concrete footpath, well stocked flower borders and rockery, stone flagged patios.

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.

SELLING YOUR HOME? For details of our selling service and competitive selling fees please see our website. Search for "Johnsons Estate Agents Doncaster" in your internet browser.

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 is situated amidst similar

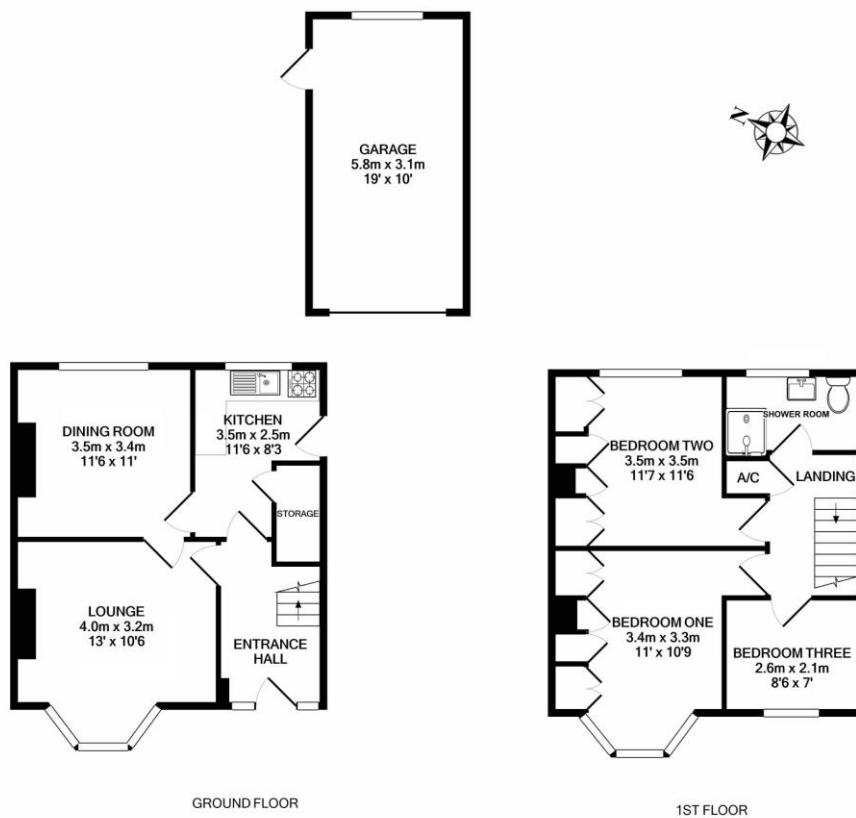
style semi-detached houses and can be approached by travelling from Doncaster into Balby along Balby Road, which in turn leads into Warmsworth Road, turn left into Grenville Road and the property will be found on the left hand side, identified by our "For Sale" board.

ENERGY PERFORMANCE

Energy Efficiency Rating: Current D 63 (Potential B 82)



A full copy of the EPC is available upon request.
RA 23147 NH/DR 22/12/20



TOTAL APPROX. FLOOR AREA 85.0 SQ.M. (915 SQ.FT.) EXCLUDING GARAGE
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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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