

## Church Balk, Edenthorpe, Doncaster, DN3

Offers In Region Of £125,000

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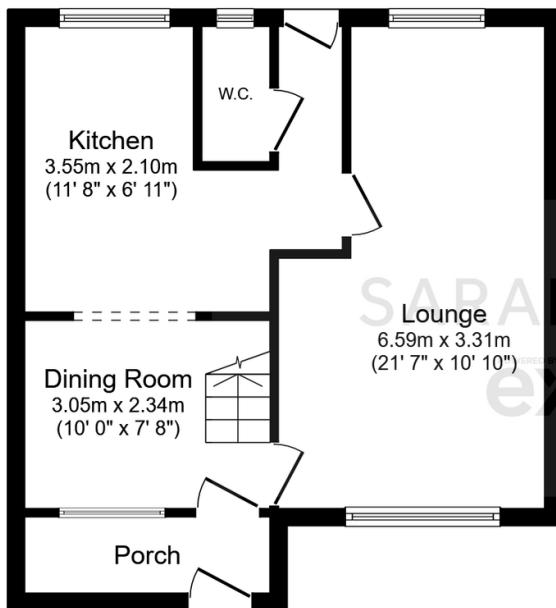
This delightful three-bedroom terraced house offers versatile living spaces, a spacious kitchen, enclosed rear garden, and convenient location, making it an ideal opportunity for first-time buyers and investors.

The property is conveniently located with easy access to public transport links, local amenities, nearby schools, and parks.

Tenure: Freehold. The house comes with an EPC rating of 'D' and falls within the Council Tax Band 'A', making for efficient energy use and lower council tax bills.

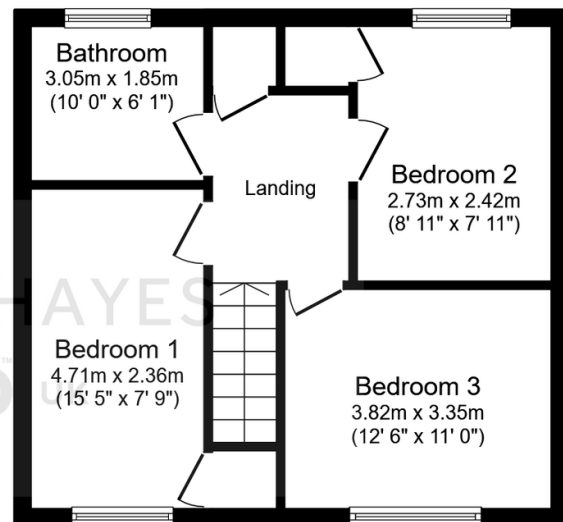
## Key Features

- QUOTE SH0316 WHEN CALLING TO ENQUIRE OR BOOK A VIEWING
- OPEN PLANNED KITCHEN THROUGH TO DINING ROOM
- ENCLOSED PRIVATE REAR GARDEN
- GOOD PUBLIC TRANSPORT LINKS
- EPC RATING D, COUNCIL TAX BAND A
- THREE SPACIOUS BEDROOMS WITH FAMILY BATHROOM
- DOWNSTAIRS W.C FOR CONVENIENCE
- DRIVEWAY TO FRONT FOR OFF STREET PARKING
- CLOSE TO LOCAL SHOPS, AMENITIES & SCHOOLS
- NO ONWARD CHAIN



**Ground Floor**

Floor area 41.9 m<sup>2</sup> (451 sq.ft.)



**First Floor**

Floor area 38.7 m<sup>2</sup> (416 sq.ft.)

**TOTAL: 80.6 m<sup>2</sup> (868 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)