



**224 Tickhill Road, Doncaster, DN4 8QS**  
Offers In Excess Of £220,000 Freehold

  
**MARTIN&CO**

## Tickhill Road, Balby

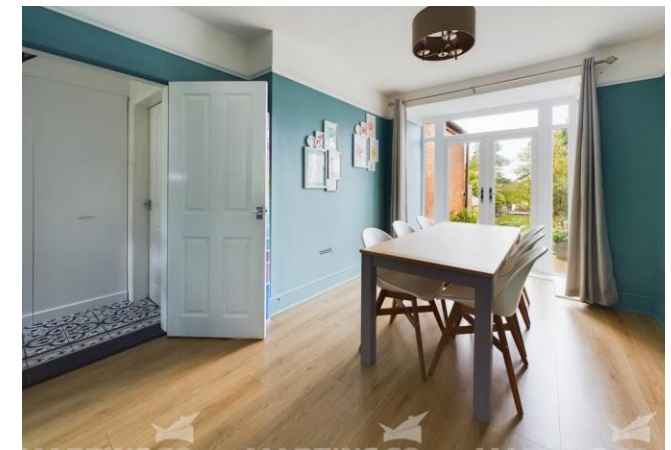
3 Bedrooms, 1 Bathroom

Offers In Excess Of £220,000

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fantastic Family Home
- Driveway
- Detached Garage
- Large Garden

Could this attractive and desirable property be your new family home? Situated in a highly sort after area, close to local amenities and schools. The property has been tastefully decorated to enhance period features and create a warm welcoming home. Briefly comprising a grand entrance hallway, Front facing living room, Dining Room, Galley Kitchen with integrated appliances, ground floor WC. There are two double bedrooms, a single bedroom and family

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bathroom on the first floor. The external space is just as impressive with a large driveway to allow plenty of off road parking, a detached garage and fantastic garden which allows plenty of entertaining space with a patio area, lawn area and play ground.

**HALLWAY** 14' 9" x 5' 7" (4.52m x 1.72m) A welcoming hallway leading into the kitchen and easy access into the living area. Elegantly designed to welcome visitors and allow plenty of natural light through.

**LIVING ROOM** 14' 4" x 10' 11" (4.38m x 3.35m) A fantastic family space, with large bay window, feature fireplace and gas log burner. With the addition of the built in storage around the chimney it allows for a cozy family room, the living room is open plan to the dining room.

**DINING ROOM** 14' 6" x 9' 6" (4.42m x 2.90m) Open plan to the living room with French doors leading out to the garden.

**KITCHEN** 15' 1" x 7' 1" (4.61m x 2.16m) Galley Kitchen with white high gloss base and wall units, complemented with marble effect work tops. Appliances are integrated with oven, electric hob, fridge/ freezer and dishwasher. There is also plumbing for a washing machine.

**WC** 4' 6" x 2' 6" (1.38m x 0.77m) Ground floor WC

**BEDROOM** 11' 11" x 11' 1" (3.65m x 3.39m) Master bedroom with fitted wardrobes

**BEDROOM** 14' 1" x 8' 11" (4.30m x 2.73m) Second double bedroom with fitted wardrobes

**BEDROOM** 9' 0" x 5' 11" (2.76m x 1.82m) Single bedroom

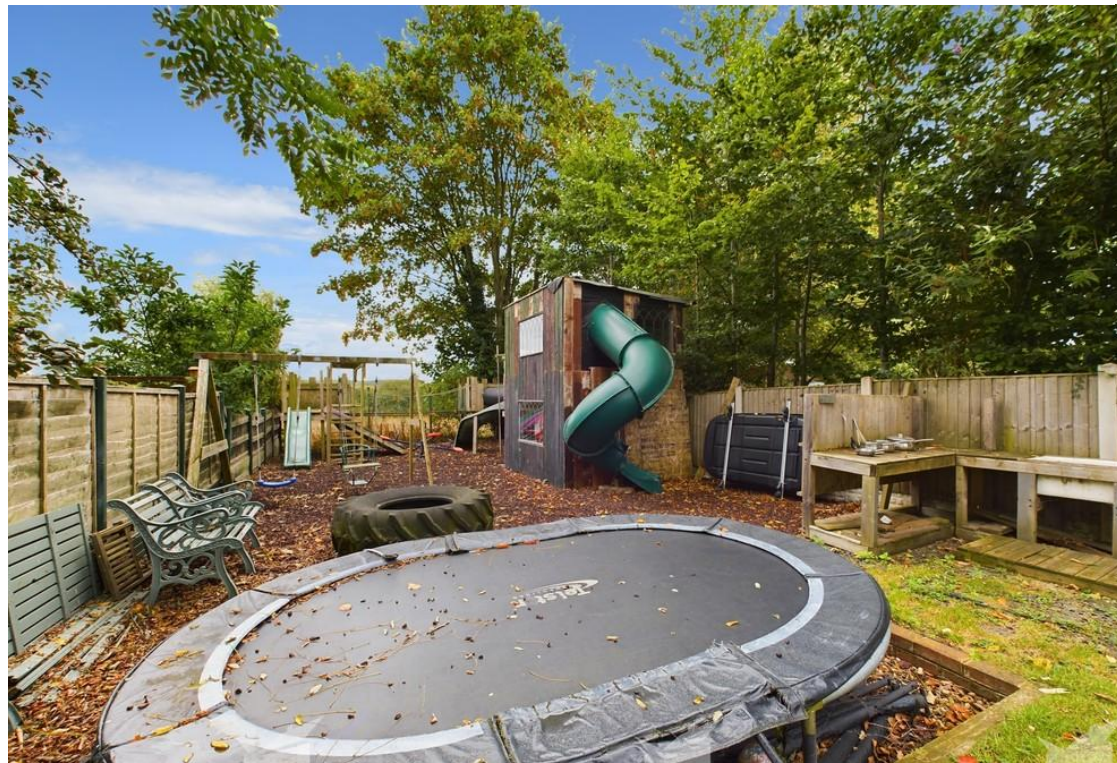
**BATHROOM** 5' 11" x 5' 10" (1.82m x 1.78m) Family bathroom with three piece suite and over bath shower

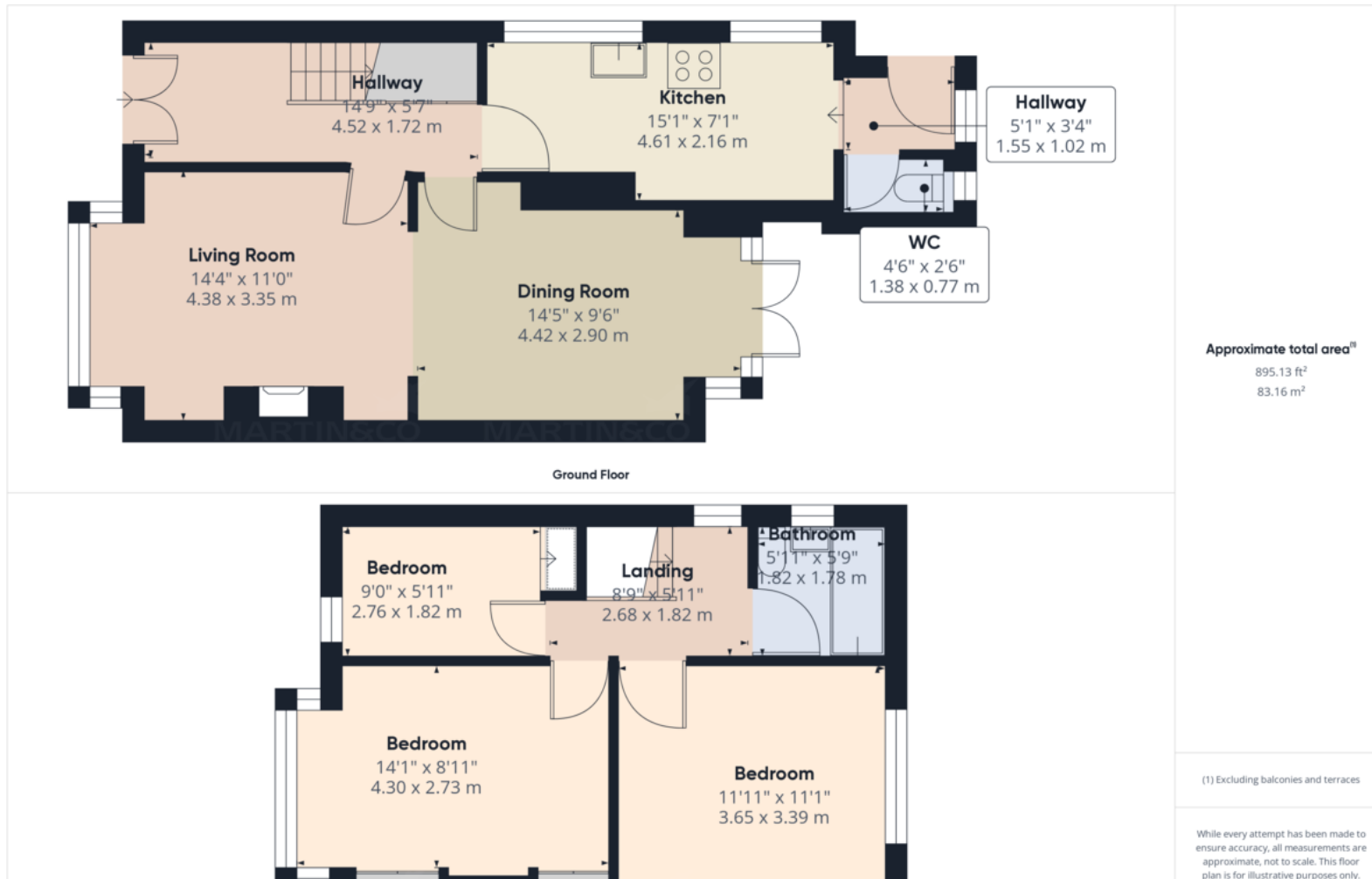
**EXTERNAL SPACE** This property benefits from a long

driveway which allows for plenty off road parking as well as a detached garage. To the rear of the property is a generous size garden perfect for any growing family. It has been sectioned into a patio area, lawned area and playground.









## Martin & Co Doncaster

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