



**26 Westfield Road, Doncaster, DN4 0LY**  
£160,000 Freehold

  
**MARTIN&CO**

## Westfield Road, Balby

3 Bedrooms, 1 Bathroom

£160,000

- Three Bedrooms.
- Semi-Detached.
- Modern Kitchen.
- Off Road Parking.
- Conservatory.
- Large Rear Garden.
- Popular Location.

A wonderful three bedroom semi-detached family home in the popular area of Balby. Briefly comprising of a living room, kitchen/diner and conservatory on the ground floor. Two double bedrooms, a single bedroom and family bathroom on the first floor. Also benefits from off road parking and a large rear garden. Perfect for first time buyers and investors. Call now to arrange a viewing!

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**LIVING ROOM 11' 3" x 11' 8"** (3.43m x 3.56m) A front facing living room complemented with a feature fireplace.

**KITCHEN/DINER 12' 1" x 18' 3"** (3.68m x 5.56m) A modern kitchen fitted with a range of white gloss wall and base units complemented with black worktops. Also benefits from a freestanding oven and hob and extractor fan. There is also plumbing for a washing machine and plenty of space for a freestanding fridge/freezer and dining table.

**CONSERVATORY 8' 9" x 12' 6"** (2.67m x 3.81m) Leading from the kitchen, a light and bright conservatory with patio doors leading to the rear garden.

**BEDROOM 12' 2" x 10' 10"** (3.71m x 3.3m) A double bedroom situated on the first floor.

**BEDROOM 13' 8" x 9' 0"** (4.17m x 2.74m) A second double bedroom with fitted wardrobes situated on the

first floor.

**BEDROOM 6' 8" x 6' 11"** (2.03m x 2.11m) A single bedroom situated on the first floor.

**BATHROOM 7' 11" x 6' 10"** (2.41m x 2.08m) A family bathroom fitted with a white three piece suite and over bath shower.

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 inc vat This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.









Ground Floor



First Floor

Approximate total area<sup>(1)</sup>  
954 ft<sup>2</sup>  
88.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Martin & Co Doncaster

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