

Churchills



Fisher Street

, Bentley DN5 0ES

- MID TERRACE PROPERTY
 - NEWLY DECORATED
- DOWNSTAIRS BATHROOM
- CONVENIENT LOCATION
- TWO DOUBLE BEDROOMS
 - NEW FLOORING
- ENCLOSED GARDENS
 - EPC RATING C

£700 Per Calendar Month





Location

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE PORCH

Timber framed window to side elevation. Doorway through to:

LOUNGE

12'10" * 11'11"

uPVC double glazed and leaded window to front elevation. Surround with marble hearth. Single panelled central heating radiator.

INNER LOBBY

Stairs to first floor landing.

KITCHEN

9'11" * 9'10"

uPVC double glazed window to rear elevation. range of oak effect wall and base units with roll edged work surfaces. Space for free standing cooker. Space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. Mosaic tiles to splash back areas. Understairs storage cupboard.

REAR ENTRANCE LOBBY

uPVC double glazed and panelled doorway to rear elevation. Doorway to:

BATHROOM

6'6" * 6'4"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with shower tap attachment, hand wash pedestal basin and low flush WC. Fully tiled to bath and shower areas and half tiling to rest. Single panelled central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from inner lobby. Loft access point.

BEDROOM ONE

13'3" * 11'11"

uPVC double glazed and leaded window to front elevation. Built in cupboard to one alcove. Single panelled central heating radiator.

BEDROOM TWO

10'0" * 9'11"

uPVC double glazed window to rear elevation. Wall mounted combination boiler. Single panelled central heating radiator.

OUTSIDE AND GARDENS

To the front is a small walled garden with path to front door. To the rear is a small yard area with pedestrian access to rear.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS.Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that

his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier
Heating is gas and supplied by Mains Supplier

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.

Local Authority Doncaster
Council Tax Band A
EPC Rating C

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