



Arthur Street, Bentley Doncaster



welcome to

Arthur Street, Bentley Doncaster

GUIDE PRICE £160,000 - £170,000 Situated in this sought after development is this well-presented semi-detached home with a superb range of open plan living and benefiting from an en-suite shower room, a ground floor WC, a driveway and freehold solar panels. No onward chain & priced to sell.



Entrance Hall

With a front facing sealed unit door, a central heating radiator and access to the ground floor WC.

Downstairs W.C.

Fitted with a low flush WC, a wash hand basin, a central heating radiator and a front facing obscure double glazed window.

Open Plan Kitchen Living Diner

27' 2" x 18' 11" max (8.28m x 5.77m max)

The fitted kitchen comprises of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an integrated washing machine, fridge and freezer. There is a front facing double glazed window, a central heating radiator, stairs which rise to the first floor landing, a useful understairs storage cupboard and an open plan towards the lounge and dining room. The lounge area has a rear facing double glazed window, a central heating radiator and rear facing French doors which lead out to the rear garden.

First Floor Landing

With a loft hatch, a central heating radiator and a useful storage cupboard.

Bedroom One

13' 2" max x 10' 6" (4.01m max x 3.20m)

With rear facing double glazed French doors which lead onto the Juliet balcony, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is splashback tiling and a central heating radiator.

Bedroom Two

10' 3" x 10' 6" (3.12m x 3.20m)

With two front facing double glazed windows and a central heating radiator.

Bedroom Three

11' 9" max x 8' 2" (3.58m max x 2.49m)

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a three piece suite which comprises of a low flush WC, a wash hand basin and panelled bath with shower over. There is a front facing double glazed window

Outside

To the front of the property is a paved garden with wrought iron gates to provide privacy while to the side is a driveway which provides ample off road parking, To the rear of the property is an enclosed mainly laid to lawn garden with patio area and a shed.

Additional Information

The vendor has made us aware that the property comes with freehold solar panels.



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Arthur Street, Bentley Doncaster

- GUIDE PRICE £160,000 - £170,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE LINKS TO THE NATURE RESERVE
- OPEN PLAN LIVING THROUGHOUT

Tenure: Freehold EPC Rating: B

Guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR121534 - 0004

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