



Bentley Road, Bentley Doncaster

welcome to

Bentley Road, Bentley Doncaster

Situated in this popular location close to local amenities and transport links is this spacious two bedroom plus attic room mid-terraced property which benefits from a conservatory, front and rear gardens.



Lounge

11' 1" x 12' 11" to recess (3.38m x 3.94m to recess)
With a front facing sealed unit door, a front facing double glazed window, laminate flooring and coving to the ceiling. The focal point of the room is the feature fireplace with marble back and a hearth housing the gas living flame fire.

Inner Lobby

With stairs which rise to the first floor landing,

Dining Room

12' 11" x 11' 1" (3.94m x 3.38m)
With rear facing French doors opening to the conservatory. There is a central heating radiator, dado rail, useful under stairs storage, laminate flooring and coving to the ceiling.

Kitchen

8' x 5' 5" (2.44m x 1.65m)
With rear and side facing double glazed windows through to the conservatory. Fitted with a range of cream high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with extractor hood above, an electric oven, plumbing for a washing machine, tiled flooring and a side facing sealed unit door giving access to the conservatory.

Conservatory

17' 4" max to recess x 10' 9" (5.28m max to recess x 3.28m)
With rear and side facing double glazed windows and French doors giving access to the rear garden. There is laminate flooring and a central heating radiator.

First Floor Landing

A door gives access to the stairs which rise to the attic room.

Bedroom One

11' 1" x 12' 11" to recess (3.38m x 3.94m to recess)
With a front facing double glazed window, a central heating radiator, laminate flooring, dado rail and coving to the ceiling.

Bedroom Two

12' 11" to recess x 8' 2" (3.94m to recess x 2.49m)
With a rear facing double glazed window and a central heating radiator. A door gives access to the bathroom.

Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath. There is tiling to the walls and floor and a central heating radiator.

Attic Room

14' 10" including stairs x 11' 4" including stairs (4.52m including stairs x 3.45m including stairs)
With a roof window, a central heating radiator and sloping ceiling.

Outside

To the front of the property there is an enclosed garden whilst to the rear there is concrete patterned garden for ease of maintenance with gate to the rear.



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welcome to

Bentley Road, Bentley Doncaster

- TWO BEDROOM MID-TERRACED HOME
- ATTIC ROOM
- LOUNGE AND SEPARATE DINING ROOM
- MODERN KITCHEN
- L-SHAPED CONSERVATORY

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR121948 - 0004

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