

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 ( $3.38m \times 3.94m$  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.





## welcome to

# **Bentley Road, Bentley Doncaster**

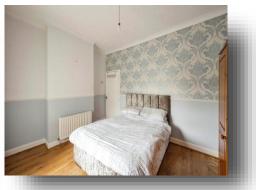
- TWO BEDROOM MID-TERRACED HOME
- ATTIC ROOM
- LOUNGE AND SEPARATE DINING ROOM
- MODERN KITCHEN
- L-SHAPED CONSERVATORY

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£120,000



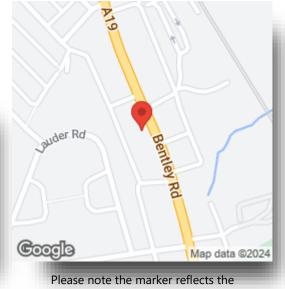


view this property online williamhbrown.co.uk/Property/DCR121948



Property Ref: DCR121948 - 0004 1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



postcode not the actual property

william h brown



01302 327121



doncaster@williamhbrown.co.uk

4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX



williamhbrown.co.uk