



Grange Court, Bentley Doncaster

welcome to

Grange Court, Bentley Doncaster

Situated in this popular location of Bentley close to local amenities and transport links is this three bedroom semi-detached property. The property benefits from having a driveway and garage to provide ample off road parking and in turn leads to the garage.



Entrance Porch

Accessed through a front facing exterior door. There is a central heating radiator.

Lounge

13' 2" x 14' 11" max (4.01m x 4.55m max)

With a front facing double glazed window. There is a TV media wall, a central heating radiator, coving to the ceiling and stairs which rise to the first floor landing.

Kitchen Diner

11' 2" x 13' 2" (3.40m x 4.01m)

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge-freezer. There is a central heating radiator, complimentary tiling, area for a dining table and chairs, a rear facing double glazed window and rear facing patio doors which gives access to the rear garden.

First Floor Landing

There is a central heating radiator and loft access.

Bedroom One

13' 3" x 9' (4.04m x 2.74m)

A double room with two front facing double glazed windows, laminate flooring and a central heating radiator.

Bedroom Two

11' x 6' 10" max (3.35m x 2.08m max)

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

Bedroom Three

7' 9" x 6' 2" (2.36m x 1.88m)

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

Bathroom

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

Outside

To the front of the property is a lawned garden with driveway to provide off road parking and in turn leads to the garage. To the rear of the property is a south facing landscaped artificial garden with block paved patio areas and a canopy. There is a brick built pizza oven and Barbecue.

Garage

With an up and over door.



view this property online williamhbrown.co.uk/Property/DCR122355



welcome to

Grange Court, Bentley Doncaster

- POPULAR LOCATION
- THREE BEDROOM SEMI DETACHED PROPERTY
- SPACIOUS LOUNGE
- GOOD SIZE KITCHEN DINER
- DRIVEWAY AND GARAGE TO PROVIDE OFF ROAD PARKING

Tenure: Freehold EPC Rating: Awaited

£175,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DCR122355](https://www.williamhbrown.co.uk/Property/DCR122355)



Property Ref:
DCR122355 - 0003

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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)