



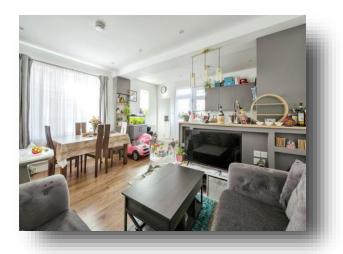


# welcome to

# **The Avenue, Bentley Doncaster**

This corner plot three bedroom end-terraced family home benefits from off road parking, an open plan kitchen diner, a spacious lounge and en-suite shower. The property has a driveway providing off road parking and close links to a range of schools, transport links and amenities.













#### **Entrance Hall**

With a side facing exterior door, stairs which rise to the first floor landing and access through to the open plan kitchen diner and lounge.

## Lounge

15' 9" x 9' 11" ( 4.80m x 3.02m )

With a front facing double glazed window, a central heating radiator, useful storage and access to the ensuite shower room.

### **En-Suite Shower Room**

Fitted with a walk-in shower cubicle with shower.

## **Open Plan Kitchen Diner**

18' 5" x 15' 7" ( 5.61m x 4.75m )

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob, an electric oven and grill, built-in fridge and freezer and a built-in washing machine. There is a central heating radiator, a side facing double glazed window, spotlights to the ceiling and a rear facing door providing access to the rear garden.

## **Downstairs W.C.**

Fitted with a low flush WC, a wash hand basin, a wall mounted boiler and a side facing obscure double glazed window.

## **First Floor Landing**

With a loft hatch and a central heating radiator.

## **Bedroom One**

15' 9"  $\max x$  10' (4.80m  $\max x$  3.05m) With a front facing double glazed window and a central heating radiator.

### **Bedroom Two**

15' 6" x 7' 8" ( 4.72m x 2.34m )

A dual aspect bedroom with rear and side facing double glazed windows and a central heating radiator.

### **Bedroom Three**

11' 5" max x 7' 8" ( 3.48m max x 2.34m ) With a rear facing double glazed window and a central heating radiator.

#### Bathroom

Fitted with a low flush WC, a wash hand basin and an L-shaped bath with shower over. There is tiling to the walls and floor, a heated towel rail and a side facing obscure double glazed window.

#### Outside

To the front of the property there is a driveway providing off road parking with brick pillared boundary wall with wrought iron gates and railings. To the rear of the property there is a hardstanding enclosed low maintenance rear garden.





## welcome to

# The Avenue, Bentley Doncaster

- THREE BEDROOM END-TERRACED HOME
- **CORNER PLOT POSITION**
- DRIVEWAY PROVIDING OFF ROAD PARKING
- **OPEN PLAN KITCHEN DINER**
- FRONT ASPECT LOUNGE

Tenure: Freehold EPC Rating: D

£130,000







Bentley Allotments Coogle Map data ©2024

Please note the marker reflects the postcode not the actual property

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