



Mill Gate, Bentley DONCASTER



welcome to

Mill Gate, Bentley DONCASTER

GUIDE PRICE £150,000 - £160,000. This three bedroom two reception room semi-detached property with a generous rear garden and off street parking. The property is close to local amenities and transport links.



Entrance Porch

With a front facing composite door, front and side facing double glazed windows, wooden flooring and a further oak glazed door giving access to the entrance hall

Entrance Hall

With stairs which rise to the first floor landing.

Lounge

17' 2" x 10' (5.23m x 3.05m)

A dual aspect lounge with a front facing double glazed window and rear facing double glazed French doors. The focal point of the room is the feature brick chimney breast with open hearth housing the log burner. There is a central heating radiator and coving to the ceiling.

Dining Room

12' 4" x 10' 4" plus bay (3.76m x 3.15m plus bay)

With a front facing double glazed bay window, a central heating radiator, laminate flooring, dado rail and coving to the ceiling.

Kitchen

9' x 6' 6" (2.74m x 1.98m)

With a rear facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob, an electric oven, under counter space and plumbing for a washing machine, fridge and freezer. There is tiled splashback, tiled flooring and access to the rear porch.

Rear Porch

With a rear facing obscure double glazed door, tiled flooring and a central heating radiator.

Downstairs W.C.

With a rear facing obscure double glazed window. Fitted with a low level flush WC, a wash hand basin, tiled flooring and a central heating radiator.

First Floor Landing

With a rear facing double glazed window, access to the loft and a central heating radiator.

Bedroom One

11' 11" x 11' 2" (3.63m x 3.40m)

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

Bedroom Two

12' 7" x 9' 2" (3.84m x 2.79m)

With a front facing double glazed window, a central heating radiator and a built-in storage cupboard.

Bedroom Three

9' 8" x 7' 10" (2.95m x 2.39m)

With a rear facing double glazed window, laminate flooring, a wall mounted boiler and a central heating radiator.

Bathroom

With a rear facing obscure double glazed window. Fitted with a low level WC, a wash hand basin and a bath with shower over. There is tiling to the walls, a central heating radiator and vinyl flooring.

Outside

To the front of the property there is an enclosed garden with decorative shrubs. To the side of there property there are double gates which provide access to the car port providing off road parking. To the rear of the property there is a generous garden with patio, raised flower beds and decked patio. There is an outside tap, storage shed and an additional brick built store.



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- GUIDE PRICE £150,000 - £160,000.
- THREE BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- SPACIOUS ACCOMMODATION THROUGHOUT
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: E

guide price

£150,000-£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR115715 - 0003

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