

The Avenue, Bentley DONCASTER



## welcome to

# The Avenue, Bentley DONCASTER

This spacious two (previously three) bedroom end-terraced property is situated in this popular location close to a host of local amenities and transport links. The property has front and rear gardens, off road parking and is available with no onward chain!













#### **Entrance Hall**

With a side facing sealed unit door.

#### Lounge

15' 11" x 10' 2" ( 4.85m x 3.10m )

With a front facing double glazed window, a feature fireplace with marble back and a hearth housing the gas fire, a useful understairs storage cupboard and a central heating radiator.

## **Dining Room**

10' 7" x 15' 5" plus recess ( 3.23m x 4.70m plus recess ) With a side facing double glazed window, a central heating radiator and a stone feature fireplace.

### **Dining Kitchen**

15' 9" x 7' 7" ( 4.80m x 2.31m )

With rear and side facing double glazed windows and a rear facing sealed unit door. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a gas hob with extractor above, a gas cooker, space for a fridge-freezer and plumbing for a washing machine.

### **First Floor Landing**

From the entrance hall stairs rise to the first floor landing.

#### **Bedroom One**

15' 2" x 7' 9" ( 4.62m x 2.36m )

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

#### **Bedroom Two**

14' 7" including wardrobes x 10' 11" ( 4.45m including wardrobes x 3.33m )

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

#### **Shower Room**

Fitted with a shower and a central heating radiator. A door gives access to the bathroom.

#### **Bathroom**

Fitted with a WC, a wash hand basin and a panelled bath. There is a rear facing obscure double glazed window and a central heating radiator.

#### Outside

The property has enclosed gardens to the front and rear with a driveway providing off road parking.





## welcome to

## The Avenue, Bentley DONCASTER

- SPACIOUS ACCOMMODATION THROUGHOUT
- **LOUNGE**
- **DINING ROOM**
- **DINING KITCHEN**
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: Awaited

# £110,000







Edward St Coogle Map data @2024

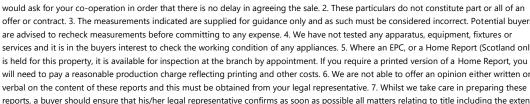
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122604



Property Ref: DCR122604 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 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.





doncaster@williamhbrown.co.uk



william h brown

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



01302 327121

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.