



**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.



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## The Avenue, Bentley DONCASTER

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

Tenure: Freehold EPC Rating: Awaited

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122604 - 0002

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