



Royston Avenue, Bentley Doncaster

welcome to

Royston Avenue, Bentley Doncaster

GUIDE PRICE £80,000-£90,000. This spacious three bedroom mid-terraced home is situated in this popular location close to local amenities and transport links. The property has spacious room sizes throughout and is available with no onward chain.



Entrance Porch

With a front facing sealed unit door and a door which gives access to the lounge.

Lounge

13' 11" to bay x 13' 1" to recess (4.24m to bay x 3.99m to recess)

With a front facing double glazed bay window, a feature fireplace housing the electric pebble effect fire and a central heating radiator.

Dining Room

15' 7" x 13' 2" to recess (4.75m x 4.01m to recess)

With rear facing double glazed French doors, a central heating radiator, stairs which rise to the first floor landing, downlights to the ceiling and a useful understairs storage cupboard.

Kitchen

12' 8" x 7' 11" (3.86m x 2.41m)

With a side facing double glazed window. Fitted with a modern range of grey high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an electric oven, space for a fridge-freezer and plumbing for a washing machine. There is complimentary tiling, downlights to the ceiling and a wall mounted central heating radiator.

First Floor Landing

With access to the three bedrooms and bathroom.

Bedroom One

11' 10" x 13' 2" to recess (3.61m x 4.01m to recess)

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

Bedroom Two

10' 5" to recess x 10' 4" max (3.17m to recess x 3.15m max)

With a rear facing double glazed window, a central heating radiator, a useful storage cupboard, access to the loft and a wall mounted gas central heating boiler.

Bedroom Three

8' 2" x 8' 11" to recess (2.49m x 2.72m to recess)

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

Bathroom

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath. There is partial tiling to the walls, an extractor fan and a heated towel rail.

Outside

To the front of the property there is an enclosed forecourt whilst to the rear there is an enclosed paved garden for ease of maintenance with raised borders and gate to the rear service road.



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Royston Avenue, Bentley Doncaster

- GUIDE PRICE £80,000-£90,000
- LOUNGE
- DINING ROOM
- MODERN KITCHEN
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

£80,000-£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122859 - 0002

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