

Austerfield Avenue, Bentley Doncaster



welcome to

Austerfield Avenue, Bentley Doncaster

This fabulous and refurbished three bedroom mid terraced property is situated in this popular location of Bentley with close links to local amenities and transport links. The property offers spacious accommodation throughout and has a recently fitted kitchen, good size lounge and a modern bathroom.













Entrance Hall

Accessed through a front facing sealed unit door. There is a central heating radiator and coving and downlights to the ceiling.

Lounge

15' 3" into bay x 10' 9" (4.65m into bay x 3.28m) With a front facing double glazed window, coving and downlights to the ceiling and a central heating radiator. The lounge is open plan to the dining room.

Dining Room

14' x $1\overline{1}$ ' 1" to the recess (4.27m x 3.38m to the recess) There is a central heating radiator, dado rail and coving to the ceiling. With rear facing French doors which gives access to the rear garden.

Kitchen

16' 7" x 8' 7" (5.05m x 2.62m)

Recently fitted with a range of modern wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with extractor hood above, an electric oven, plumbing for a washing machine and space for a fridgefreezer. There is complimentary tiling, cupboard housing the boiler, a side facing double glazed window and a side facing sealed unit door.

First Floor Landing

There is a storage cupboard.

Bedroom One

12' 3" x 14' 3" to the recess ($3.73m \times 4.34m$ to the recess) A double room with a front facing double glazed window and a central heating radiator.

Bedroom Two

13' 6" x 9' to the recess ($4.11m \times 2.74m$ to the recess) A double room with a rear facing double glazed window, dado rail, coving to the ceiling and a central heating radiator.

Bedroom Three

13' 8" to recess x 8' 7" (4.17m to recess x 2.62m) There is a rear facing double glazed window and a central heating radiator.

Bathroom

Recently fitted with a range new suite comprising of a WC, a wash hand basin and a bath with mixer tap and shower over. There is complimentary tiling, a chrome heated towel rail, an extractor fan and a side facing obscure double glazed window.

Outside

To the front of the property is on street parking while to the rear of the property is an enclosed garden.





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Austerfield Avenue, Bentley Doncaster

- THREE BEDROOM MID TERRACED PROPERTY
- IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILIES
- HIGH SPECIFICATION THROUGHOUT
- RECENTLY FITTED KITCHEN
- OPEN PLAN LOUNGE DINER

Tenure: Freehold EPC Rating: D

£120,000





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Property Ref: DCR122887 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.

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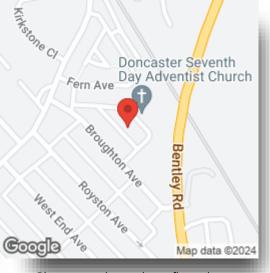


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Please note the marker reflects the postcode not the actual property