

**Balfour Road, Bentley Doncaster** 

william h brown

## welcome to

# **Balfour Road, Bentley Doncaster**

Ideal for first time buyers or investors is this recently refurbished bedroom three mid-terraced property which is available with no onward chain. The property is close to local amenities and excellent transport links.













#### **Entrance Hall**

With a front facing upvc exterior door, stairs which rise to the first floor landing, decorative dado rail and coving to the ceiling.

## Lounge

15' x 11' 4" ( 4.57m x 3.45m )

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

## **Kitchen Diner**

17' 3" x 9' (5.26m x 2.74m)

With a rear facing double glazed window and a side facing obscure double glazed door. Recently fitted with a range of modern wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has a four ring electric hob, an electric oven and under counter space and plumbing for a washing machine. There is splashback tiling, tiled flooring and a central heating radiator.

#### **Downstairs Bathroom**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a bath with shower over. There is partial tiling to the walls, a central heating radiator, tiled flooring and an extractor fan.

## **First Floor Landing**

With a central heating radiator, decorative dado rail, coving to the ceiling and access to the loft.

## **Bedroom One**

12' 8" x 11' 7" ( 3.86m x 3.53m )

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

### **Bedroom Two**

11' 5" x 6' 6" ( 3.48m x 1.98m )

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

#### **Bedroom Three**

8' 1" x 7' 8" ( 2.46m x 2.34m ) With a rear facing double glazed window and a central heating radiator.

#### Outside

To the front of the property there is a courtyard style garden with brick boundary wall and gate.

To the rear of the property there is a courtyard style garden with rear access gate.





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# **Balfour Road, Bentley Doncaster**

- THREE BEDROOM MID-TERRACED
- NO ONWARD CHAIN
- RECENTLY REFURBISHED
- SPACIOUS KITCHEN DINER
- ATTRACTIVE LOUNGE

Tenure: Freehold EPC Rating: D

£100,000







Edward St

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Berestod St

Balfour Rd

Arksey Lin

Arksey Lin

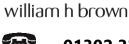
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Please note the marker reflects the postcode not the actual property

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Property Ref: DCR123112 - 0002 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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