

**Askern Road, Bentley Doncaster** 



## welcome to

## **Askern Road, Bentley Doncaster**

GUIDE PRICE £90,000-£100,000. Perfect for first time buyers or investors is this recently refurbished two bedroom two reception room mid-terraced property which is available with no onward chain. Close to local amenities and excellent transport links.













#### **Entrance Hall**

With a front facing UPVC exterior door, a central heating radiator, stairs which rise to the first floor landing and laminate flooring.

## Lounge

15' 3" into bay x 10' 6" max ( 4.65m into bay x 3.20m max ) With a front facing double glazed bay window and a central heating radiator.

## **Dining Room**

13' 10" x 11' 3" ( 4.22m x 3.43m )

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

#### Kitchen

9' 11" x 6' 8" ( 3.02m x 2.03m )

With a side facing double glazed window and a side facing double glazed door. Recently fitted with a modern range of wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has a four ring ceramic hob with extractor above, an electric oven, splashback tiling and vinyl flooring.

# First Floor Landing Bedroom One

13' 11" max x 13' 2" ( 4.24m max x 4.01m ) With a front facing double glazed window and a central heating radiator.

#### **Bedroom Two**

14' 6" max x 9' 6" max ( 4.42m max x 2.90m max ) With a rear facing double glazed window, a central heating radiator and access to the loft.

#### **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, vinyl flooring and a built-in cupboard.

#### Outside

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





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- GUIDE PRICE £90,000
- NO ONWARD CHAIN
- POPULAR LOCATION
- TWO BEDROOM MID-TERRACED
- SEPARATE DINING ROOM

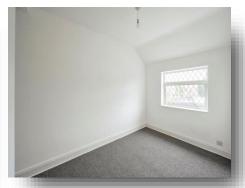
Tenure: Freehold EPC Rating: D

guide price

£90,000







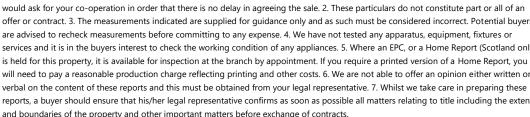
Fisher St French St George St Daw Ln Swan St Bentley Health Centre Map data ©2025

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/DCR123111



Property Ref: DCR123111 - 0003 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.





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