



**Winnipeg Road, Bentley DONCASTER**



**welcome to**

## **Winnipeg Road, Bentley DONCASTER**

This attractively priced three bedroom semi-detached home benefits from two reception rooms, a ground floor WC, a generous rear garden and a driveway providing off road parking. Situated in this popular location with close links to a range of schools, supermarkets and transport links.



### Entrance Hall

With a front facing exterior door and stairs which rise to the first floor landing. There is access to the lounge and dining room.

### Lounge

17' 4" x 11' 2" ( 5.28m x 3.40m )

With a front facing double glazed window and rear facing French doors which lead out to the rear garden. There is a gas feature fireplace as the focal point of the room, a central heating radiator and access to the rear lobby.

### Dining Room

12' 7" into bay x 12' 1" max ( 3.84m into bay x 3.68m max )

With a front facing double glazed bay window, a central heating radiator and access through to the kitchen.

### Kitchen

12' 2" x 6' 9" ( 3.71m x 2.06m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a gas cooker point, a wall mounted boiler, plumbing for a washing machine and space for a fridge and freezer. There is partial tiling, splashback, a central heating radiator and a rear facing double glazed window.

### Rear Lobby

With a rear facing door which provides access to the rear garden and access to the ground floor WC.

### Ground Floor W.C.

Fitted with a low flush WC and a rear facing obscure double glazed window.

### First Floor Landing

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

### Bedroom One

11' x 11' 5" ( 3.35m x 3.48m )

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

### Bedroom Two

12' 2" max x 9' 7" ( 3.71m max x 2.92m )

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

### Bedroom Three

7' 4" x 9' 3" ( 2.24m x 2.82m )

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

### Bathroom

Fitted with a low flush WC, a wash hand basin, a bath and a shower cubicle. There is partial tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

### Outside

To the front of the property there is a well established mature flower bed and shrub front garden with footpath to the front entrance. To the side of the property there is a driveway providing off road parking. To the rear of the property there is a generous lawned garden with an extensive patio and a variety of mature shrubs and plants to the borders.



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## Winnipeg Road, Bentley DONCASTER

- ATTRACTIVELY PRICED TO ALLOW FOR MODERNISATION
- THREE BEDROOM SEMI-DETACHED HOME
- LOUNGE
- BAY FRONTED DINING ROOM
- REAR ASPECT KITCHEN

Tenure: Freehold EPC Rating: D

**£115,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123234 - 0004

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william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**