

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" ($3.35m \times 3.48m$) 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.



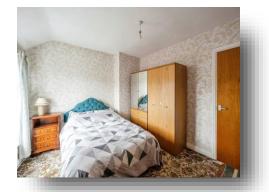
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Winnipeg Road, Bentley DONCASTER

- 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





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Property Ref: DCR123234 - 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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Coogle winnip



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West-P

Vinnpeg-Rd

Please note the marker reflects the

postcode not the actual property

The Homestead

Map data @2025



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