

Alexander Street, Bentley DONCASTER

welcome to

Alexander Street, Bentley DONCASTER

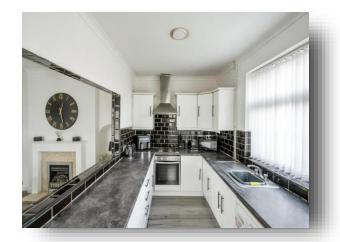
Situated in the popular location of Bentley is this three bedroom end-terraced home within walking distance to local amenities, schools and parks. The property benefits from two reception rooms, front and rear gardens and no onward chain.













Entrance Hall

With a side facing obscure double glazed upvc door and stairs which rise to the first floor landing.

Dining Room

14' 7" x 10' 1" (4.45m x 3.07m)

With a side facing double glazed window, a central heating radiator and a feature fireplace with wooden surround and marble hearth housing the gas fire. The dining room is open plan to the kitchen with an open arch through to the lounge.

Lounge

15' 8" x 9' 11" (4.78m x 3.02m)

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

Kitchen

15' 8" x 7' 8" (4.78m x 2.34m)

With rear and side facing double glazed windows. Fitted with wall and base units with work surfaces housing the stainless steel sink with mixer tap. The kitchen has a four ring gas hob with extractor above, an electric oven and under counter space and plumbing for a washing machine. There is laminate flooring, a central heating radiator, a rear facing upvc double glazed door and storage space to the alcove with a side facing double glazed window.

First Floor Landing

With access to the loft and a built-in storage cupboard.

Bedroom One

15' 8" x 9' 11" (4.78m x 3.02m)

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

Bedroom Two

12' 1" x 7' 8" (3.68m x 2.34m)

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

Bedroom Three

10' 8" \times 7' 8" ($3.25m \times 2.34m$) With rear and side facing double glazed windows and a central heating radiator.

Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin, a freestanding bath and a separate shower. There is tiling to the walls and floor and a heated towel rail.

Outside

To the front of the property there is an enclosed lawned garden with decorative borders whilst to the rear there is a courtyard style garden with shed and rear access gate.





welcome to

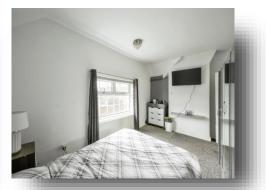
Alexander Street, Bentley DONCASTER

- THREE BEDROOM END-TERRACED HOME
- TWO RECEPTION ROOMS
- **GOOD SIZED KITCHEN**
- **ENCLOSED REAR GARDEN**
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

£115,000







new village primary Smiley Faces Day Nursery Alexander St Edward St **Cooogle** Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR120015



Property Ref: DCR120015 - 0002 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.