

Truman Street, Bentley Doncaster

william h brown

welcome to

Truman Street, Bentley Doncaster

GUIDE PRICE £145,000 - £155,000. This spacious beautifully presented three bedroom end-terraced property is situated in this popular location close to a host of local amenities and transport links. The property has been upgraded throughout and benefits from front and rear gardens.













Entrance Porch

With a front facing sealed unit door and a further single glazed door giving access to the entrance hall.

Entrance Hall

With laminate flooring, dado rail, coving to the ceiling and stairs which rise to the first floor landing.

Lounge

14' 1" x 10' 8" (4.29m x 3.25m)

An attractive lounge a front facing double glazed bay window and a central heating radiator.

Dining Room

13' 10" to recess x 12' 6" (4.22m to recess x 3.81m) With a rear facing double glazed window and French doors which give access to the rear garden. There is a centre dining island, coving to the ceiling, modern flooring, an understairs storage cupboard and a multi-fuel stove which sits upon a tiled hearth with wooden mantle above. The dining room is open plan to the kitchen.

Kitchen

10' 3" x 6' 2" (3.12m x 1.88m)

With rear and side facing double glazed windows. Fitted with wall and base units with coordinating work surfaces housing the inset circular sink and drainer. The kitchen has an electric hob with extractor above, an electric double oven and an integrated fridge-freezer and washing machine.

First Floor Landing

With a dado rail, coving to the ceiling and access to the loft.

Bedroom One

12' to recess x 12' 7" (3.66m to recess x 3.84m) With a rear facing double glazed window and a central heating radiator.

Bedroom Two

12' \times 9' 9" plus recess (3.66m \times 2.97m plus recess) With a front facing double glazed window and a central heating radiator.

Bedroom Three

 8^{\prime} 11" to recess x 8^{\prime} 4" to recess (2.72m to recess x 2.54m to recess)

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

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a double ended bath with mixer tap and shower over. There is a chrome heated towel rail and tiling to the walls and floor.

Outside

To the front of the property there is an enclosed garden whilst to the rear of the property there is an enclosed lawned garden with patio area, shrubs and plants to the borders and an outside tap.





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- GUIDE PRICE £145,000 £155,000
- SPACIOUS THREE BEDROOM END-TERRACED HOME
- BAY FRONTED LOUNGE
- FABULOUS REAR ASPECT DINING ROOM
- WELL-PRESENTED KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£145,000







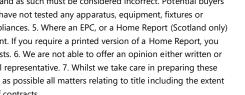
MoatHills Ct Map data @2025

Please note the marker reflects the postcode not the actual property

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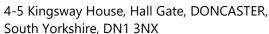
Property Ref: DCR123944 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance 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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