



**Askern Road, Bentley Doncaster**



**welcome to**

**Askern Road, Bentley Doncaster**

Situated in this popular location in Bentley is this three bedroom mid-terraced property with accommodation situated over three floors and is close to local amenities, schools and good transport links. Ideal for first time buyers and investors!



### Entrance

With a front facing obscure double glazed composite door, stairs rising to the first floor landing, tiled flooring and a central heating radiator.

### Lounge Diner

24' 3" x 9' 9" ( 7.39m x 2.97m )

A dual aspect lounge diner with front and rear facing double glazed windows providing ample natural light, laminate flooring and two central heating radiators.

### Kitchen

13' 5" x 6' 11" ( 4.09m x 2.11m )

With a rear facing double glazed window and a side facing obscure double glazed composite door. Fitted with kitchen wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has a four burner gas hob with stainless steel splashback, a single electric oven, a wall-mounted combi boiler, an ample built-in storage cupboard, tiled flooring and a central heating radiator.

### First Floor Landing

With stairs leading to the second floor and a central heating radiator.

### Bedroom Two

13' 2" x 10' 8" ( 4.01m x 3.25m )

With two front facing double glazed windows and a central heating radiator.

### Bedroom Three

13' x 7' 6" ( 3.96m x 2.29m )

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

### Family Bathroom

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

### Second Floor

### Bedroom One

14' max x 11' 9" ( 4.27m max x 3.58m )

With a rear facing velux window and a central heating radiator.

### Outside

To the front of the property there is an enclosed front garden with brick wall and garden gate. To the rear of the property there is an enclosed rear garden with rear access gate, artificial lawn, patio area, brick built storage and an outdoor tap.



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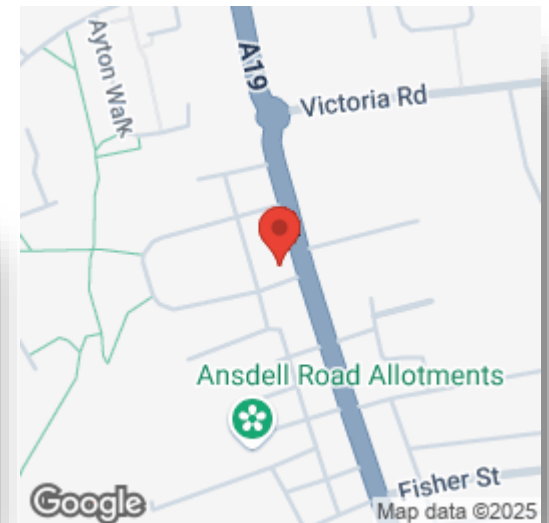
## Askern Road, Bentley Doncaster

- THREE BEDROOM MID-TERRACED
- AMPLE LOUNGE DINER
- GOOD SIZED KITCHEN
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124426 - 0002

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