



Fern Avenue, Bentley Doncaster

welcome to

Fern Avenue, Bentley Doncaster

This spacious well-presented three bedroom mid-terraced property is situated in this popular location close to local amenities and transport links. Available with no onward chain!



Entrance Hall

With a front facing sealed unit door, vinyl flooring, a central heating radiator and stairs which rise to the first floor landing.

Lounge

With a front facing double glazed bay window, a central heating radiator, laminate flooring and coving to the ceiling. The lounge is open plan to the dining room.

Dining Room

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

Kitchen

With double glazed French doors giving access to the rear garden. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with stainless steel splashback and extractor above, an electric oven, plumbing for a washing machine and space for a tumble dryer and dishwasher. There is tiled flooring, downlights to the ceiling and a useful understairs storage cupboard.

First Floor Landing

With a useful storage cupboard and access to the loft.

Bedroom One

With a front facing double glazed window, coving to the ceiling and a central heating radiator.

Bedroom Two

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and a cupboard housing the gas central heating boiler.

Bedroom Three

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

Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with shower over and screen. There is complimentary tiling, an extractor fan, vinyl flooring and a chrome heated towel rail.

Outside

To the front of the property is an enclosed forecourt whilst to the rear is an enclosed garden with artificial lawn, decked patio and service gate to the rear.



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Fern Avenue, Bentley Doncaster

- THREE BEDROOM MID-TERRACED HOME
- LOUNGE OPEN PLAN TO DINING ROOM
- WELL-PRESENTED KITCHEN
- BATHROOM
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in the region of

£110,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125003



Property Ref:
DCR125003 - 0002

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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