



9 New Street, Bentley , Doncaster, DN5 0AZ

A fantastic opportunity to purchase a three-bedroom mid-terraced property, offering spacious accommodation and excellent potential for modernisation. Ideal for first-time buyers, families or investors, this property is offered to the market with no onward chain.

The ground floor briefly comprises two reception rooms, providing versatile living and dining space, a fitted kitchen and a useful downstairs WC. To the first floor are three bedrooms together with a bathroom, which currently benefits from a bath and wash hand basin, with the WC conveniently located downstairs.

Externally, the property has a rear garden and on-road parking is available nearby, subject to availability.

The property does require modernisation, but offers buyers the opportunity to put their own stamp on the accommodation and potentially add value. Its layout, three bedrooms and convenient location make this a particularly appealing investment opportunity.

Situated close to a range of local amenities, the property is well placed for everyday conveniences and would make a worthwhile addition to an investment portfolio or renovation project.

Offers over £70,000

9 New Street, Bentley , Doncaster, DN5 0AZ



- Three bedroom mid terraced property
- Rear garden
- No onward chain
- Council tax band: A & EPC rating: TO FOLLOW
- Two reception rooms
- On road parking - subject to availability
- Close to local amenities
- Downstairs W/C
- Great investment opportunity
- Modernisation required

Lounge

11'10" x 11'9" (3.63 x 3.59)

Dining Room

12'0" x 16'0" (3.68 x 4.89)

Kitchen

7'4" x 11'11" (2.26 x 3.64)

Hallway

7'2" x 2'9" (2.20 x 0.85)

W/C

4'5" x 3'3" (1.36 x 1.00)

Storage Room

2'10" x 2'3" (0.87 x 0.69)

Storage Room

3'1" x 2'7" (0.96 x 0.79)

Landing

2'5" x 13'6" (0.76 x 4.13)

Master Bedroom

12'0" x 11'10" (3.68 x 3.62)

Bedroom 2

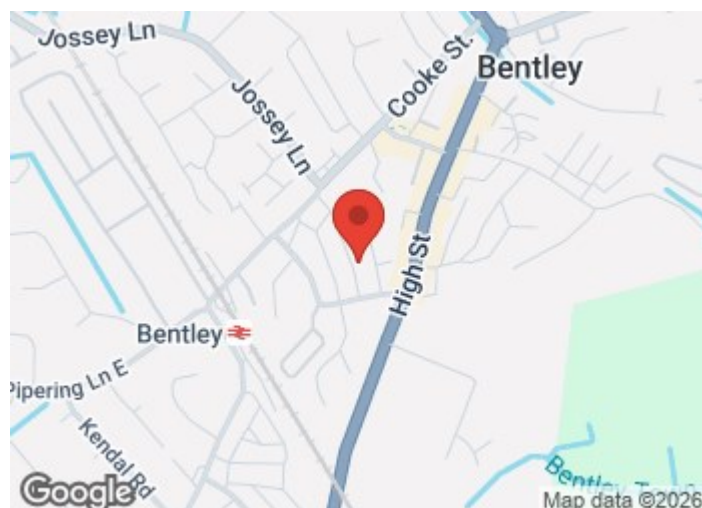
8'11" x 13'1" (2.72 x 4.00)

Bedroom 3

7'3" x 8'2" (2.21 x 2.50)

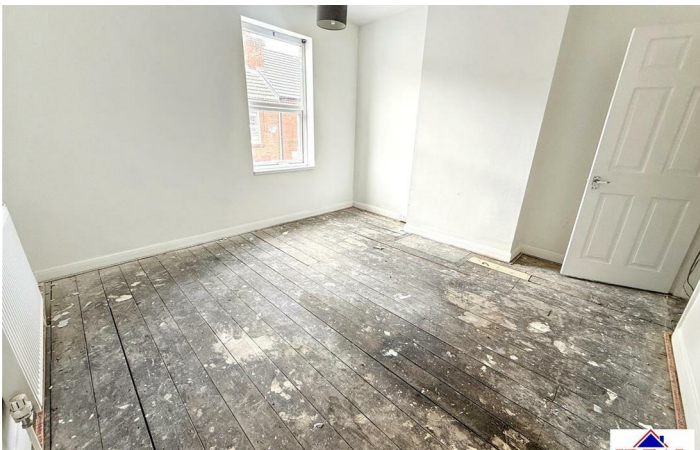
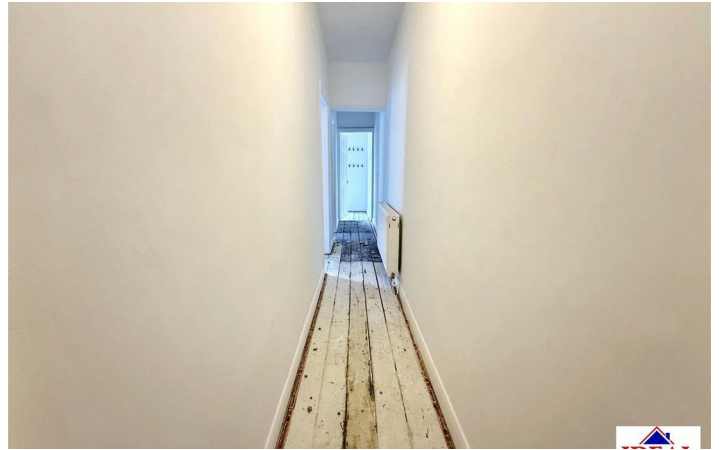
Bathroom

4'3" x 6'6" (1.31 x 1.99)



Directions

Bentley is a suburb of Doncaster in South Yorkshire, England two miles north of the city centre. The population of the ward (also including Arksey, Shaftholme, Toll Bar and part of Scawthorpe) within the City of Doncaster.



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		