



6 Balfour Road , Doncaster, DN5 0NN
Offers In Excess Of £75,000 Freehold


MARTIN&CO

Balfour Road , Bentley

2 Bedrooms, 2 Bathroom

Offers In Excess Of £75,000

- Available with no onward chain
- Attention investors – excellent rental potential
- Well-presented two-bedroom mid-terraced home
- Two generous double bedrooms
- Spacious front-facing living room
- Modern fitted kitchen with integrated appliances

Available chain free This well presented two-bedroom mid-terraced home is situated in the highly sought-after area of Bentley, offering a fantastic opportunity for first-time buyers, small families, or investors alike.

The property comprises of a spacious and well-proportioned living room. To the rear, a generously sized kitchen which benefits from a large storage cupboard, ideal for keeping everyday essentials neatly tucked away. and a very useful

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ground bathroom with walk in shower
Upstairs, the property features two well-presented double bedrooms, both offering plenty of natural light and space for furnishings and generous family bathroom.

Externally, the property benefits from a generous, low-maintenance rear garden-perfect for outdoor enjoyment without the upkeep.

Combining space, practicality, and a popular location, this property is not to be missed.

KITCHEN 8' 11" x 7' 10" (2.74m x 2.41m) The kitchen is fitted with a stylish range of pale grey wall and base units, complemented by marble-effect worktops. It features an integrated oven, hob, and extractor fan, creating a sleek and functional cooking space. There is also plumbing in place for a washing machine. A large pantry/storage cupboard offers excellent additional space, ideal for keeping kitchen essentials neatly organised.

BATHROOM 2' 9" x 7' 10" (0.85m x 2.40m) A ground

floor bathroom with WC hand basin and walk in shower

LIVING ROOM 10' 11" x 14' 11" (3.33m x 4.56m) The property boasts a generous front-facing living room, offering a bright and welcoming space for both relaxing and entertaining. With ample room for a range of furnishings, the room benefits from plenty of natural light, creating a warm and

BEDROOM 10' 3" x 11' 7" (3.13m x 3.55m) A generous front facing double bedroom

BEDROOM 7' 9" x 11' 3" (2.37m x 3.45m) A second double bedroom

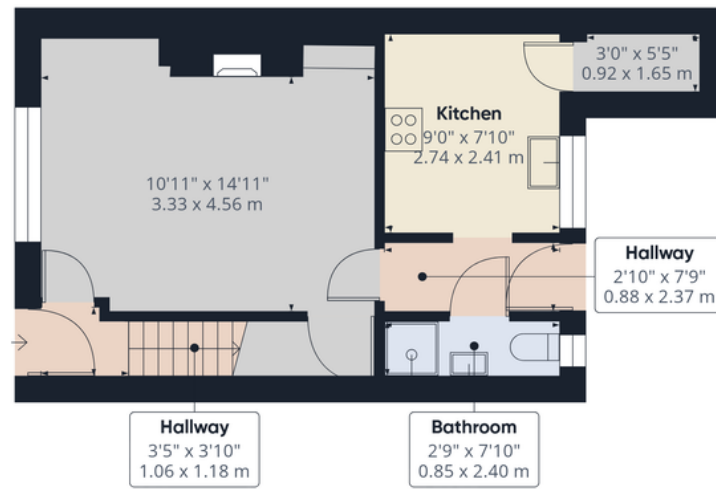
BATHROOM 7' 8" x 8' 0" (2.35m x 2.44m) The property benefits from a spacious family bathroom, fitted with a WC, hand basin, and a large bath with an over-bath shower. The room offers plenty of space for comfortable everyday use, combining practicality with a clean and functional layout.

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 inc vat This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

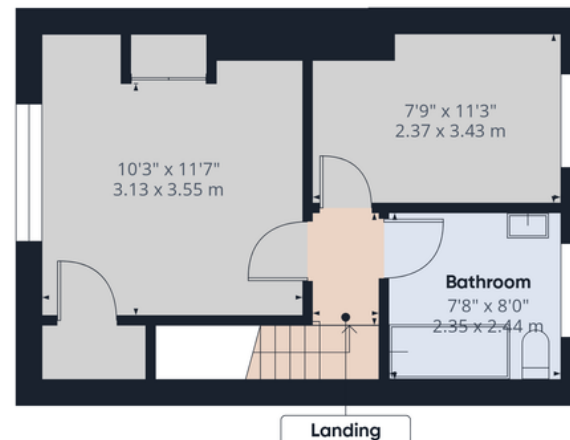








Ground Floor



Approximate total area⁽¹⁾
672 ft²
62.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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