





DECEPTIVELY SPACIOUS MID TERRACED HOUSE ON BALFOUR ROAD IN BENTLEY THAT IS NOW OFFERED FOR SALE WITH NO ONWARD CHAIN. A pleasant home that should be viewed internally to be fully appreciated with open plan kitchen/diner, three spacious bedrooms and a great buy in DN5. This lovely home is ideally located for easy access to all the amenities in central Bentley and the property briefly comprises of entrance hallway, living room, kitchen/dining area, rear entrance hallway, ground floor shower room, stairs to the first floor landing, three fantastic bedrooms, front and rear gardens. VIEWINGS RECOMMENDED.

ENTRANCE HALL

3' 4" x 3' 5" (1.04m x 1.06m) The property is accessed via the front facing double glazed frosted door to the hallway, radiator, stairs to the first floor and door to the lounge.

LIVING ROOM

12' 8" x 15' 0" (3.87m x 4.58m) Fabulous reception space with coal fact gas fire, feature decorative surround, coving to the ceiling, radiator and front facing double glazed bow window.

KITCHEN/DINER

7' 10" x 15' 9" (2.41m x 4.81m) Open plan kitchen/dining space with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, space for a freestanding cooker/gas hob, plumbing for a washer/dryer, space for a fridge/freezer, partially tiled walls, dado rail, coving, sliding door to the rear entrance hallway and a rear facing double glazed window.

REAR ENTRANCE HALLWAY

4' 0" x 6' 2" (1.22m x 1.88m) Providing access to the rear garden via the side facing double glazed frosted door, radiator and internal door to the shower room.

GROUND FLOOR SHOWER ROOM

6' 1" x 8' 4" (1.87m x 2.55m) Nicely presented shower room with low flush WC, wash hand basin, walk in shower area, curtain rail mounted above, wall mounted shower unit, tiled walls, radiator, coving and side facing double glazed frosted window.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

2' 10" x 7' 8" (0.87m x 2.34m) With loft access point.

BEDROOM

11' 8" x 12' 8" (3.56m x 3.87m) Lovely double bedroom with front facing double glazed window, radiator and storage cupboard.

BEDROOM

11' 3" x 7' 9" (3.44m x 2.37m) Further spacious bedroom with rear facing double glazed window and radiator.







BEDROOM

7' 8" x 8' 0" (2.35m x 2.46m) Single bedroom with rear facing double glazed window and a radiator.

FRONT GARDEN

Front gate leads to a path, pebbled/paved area and a fence enclosure.

REAR GARDEN

Fence/wall enclosed garden flower beds, mature bushes and rear access gate.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

EPC: TBC

**HEATING SYSTEM: GAS FIRED COMBINATION
BOILER**

INSTALLATION DATE: APPROX 10 YEARS

LAST SERVICE: 2025

AVAILABLE WITH NO CHAIN

SERVICES: MAINS



