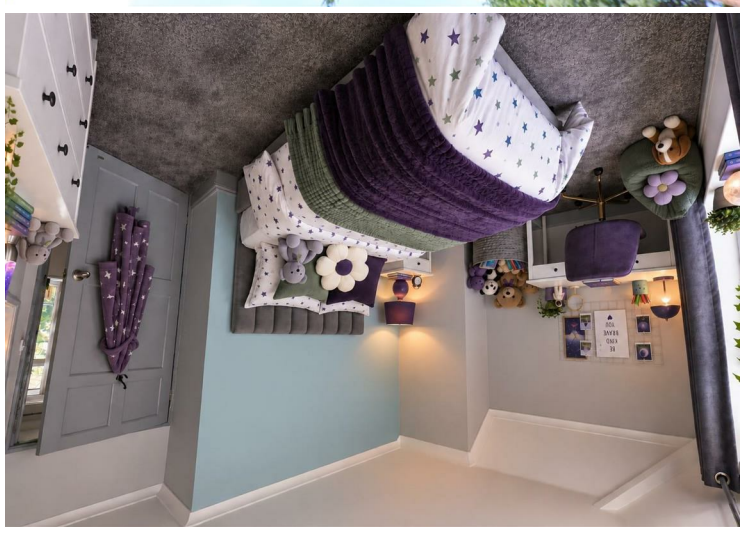






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Truman Street, Bentley, Doncaster, DN5 0BY

Guide Price £150,000

***** GUIDE PRICE £150,000 - £160,000 *****

LARGE WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE / LOVELY END OF CUL-DE-SAC POSITION / REFURBISHED AND REDECORATED / GCH HEATING SYSTEM VIA A COMBINATION TYPE BOILER / 3 GOOD SIZED BEDROOMS / NO UPWARD CHAIN / VIEWING ESSENTIAL / MOTIVATED SELLER //

The property is located in this end of cul-de-sac position, beautifully redecorated 3 bedroom semi-detached house. The property offers good sized family living, it has a modern gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious dual aspect lounge, large dining kitchen. First floor Landing 3 good sized bedrooms and a modern white bathroom including a shower. Outside are front and rear gardens, the rear enjoys a more private aspect . There is easy access to amenities including Bentley Park Pavilion and Bentley Centre. CHAIN FREE. EARLY VIEWING RECOMMENDED.

ACCOMMODATION
A composite type double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
This has a staircase to the first floor accommodation, a ceiling light, laminate flooring and a door into a dual aspect lounge.

LOUNGE
17'3" max x 11'2" max (5.26m max x 3.40m max)
This has 2 pvc double glazed windows to the front and rear elevations, 2 central heating radiators, coving to the ceiling, 2 ceiling light points and a low level cupboard in the far corner. Please note that furnishings shown in the image has been AI generated.

DINING KITCHEN
17'3" max x 14'2" max (5.26m max x 4.32m max)
This is a particularly good size as evidenced by the room measurements. Within the kitchen area there is a range of fitted cabinets with a work surface over incorporating a deep recess suitable for a gas cooker. The work surface extends to provide a peninsula style breakfast bar, there is laminate flooring, 2 x central heating radiators, feature panelling to half wall height and 2 x ceiling light points. There is a utility area which has plumbing for an automatic washing machine with a gas fired combination type boiler which supplies the domestic hot water and central heating systems. An exterior door gives access into the rear garden. Please note that furnishings shown in the image has been AI generated.

FIRST FLOOR LANDING
There is a pvc double glazed window with an outlook to the rear, a central heating radiator, central ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1
12'6" max x 11'3" max (3.81m max x 3.43m max)
This is a large double bedroom which has a pvc double glazed window to the front, central heating radiator and a ceiling light. Please note that furnishings shown in the image has been AI generated.

BEDROOM 2
13'0" max x 8'6" (3.96m max x 2.59m)
This has a pvc double glazed window to the front, central heating radiator and a central ceiling light. Please note that furnishings shown in the image has been AI generated.

BEDROOM 3
8'4" max x 8'2" (2.54m max x 2.49m max)
This has a pvc double glazed window to the rear, central heating radiator and a central ceiling light. Please note that furnishings shown in the image has been AI generated.

HOUSE BATHROOM
This is fitted with a 3 piece white suite which comprises of a panelled bath with a mixer shower over, wash basin set into the vanity unit and a low flush wc. There is tiling to the splashbacks and bathing areas, a pvc double glazed window, towel rail/radiator, vinyl flooring and a ceiling light.

OUTSIDE
To the front of the property there is an enclosed garden area, with a pedestrian gateway, smartly finished with decorative stones.

REAR GARDEN
Again, this is nicely enclosed with concrete posts and timber fencing to the perimeters. There is a cultivated garden area with bark chippings, creating a soft play area, additional paved patio and sitting areas, 2 external buildings including a wc and store with power, light and water laid on.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing to the majority of the windows, where stated. Age of units various.

HEATING - Gas radiator central heating system via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

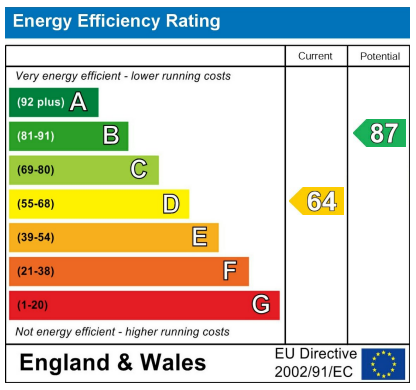
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

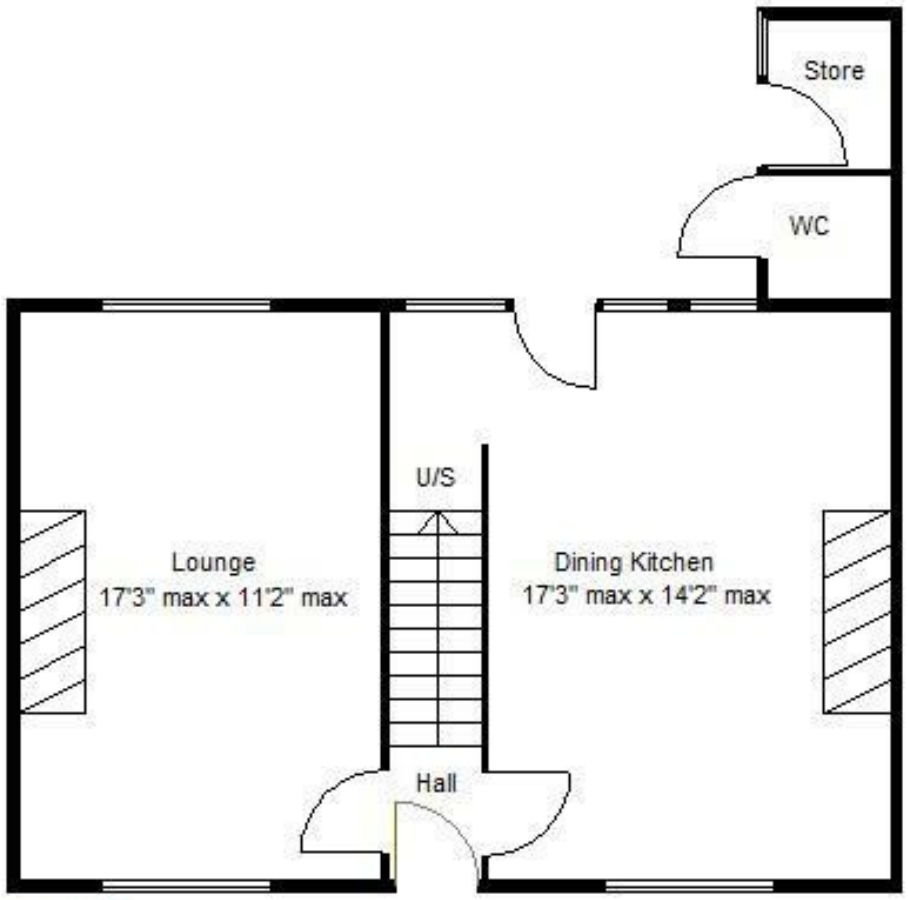
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

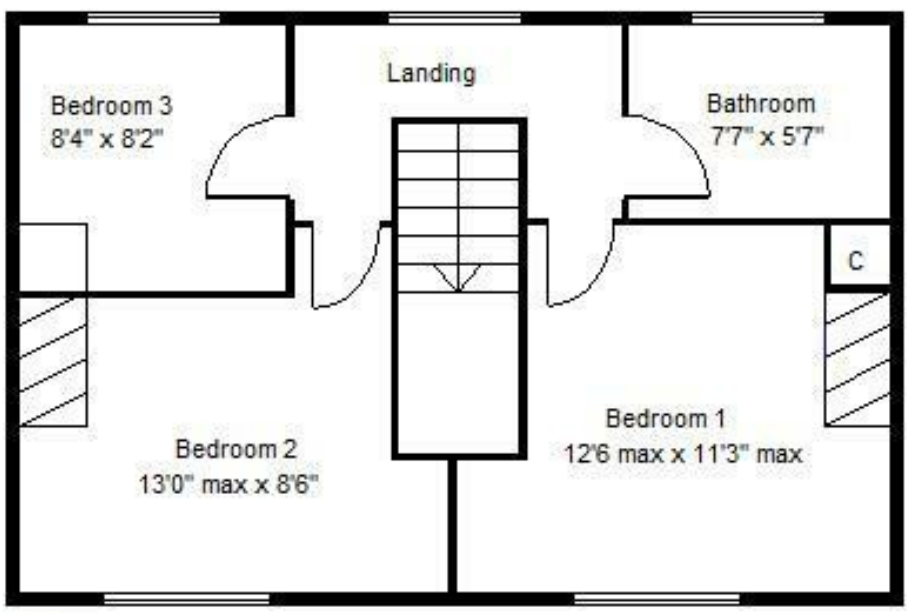
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.







Ground Floor



First Floor