



14 French Street , Doncaster , DN5 0ER
Offers In Excess Of £130,000 Freehold



French Street , Bentley

3 Bedrooms, 1 Bathroom

Offers In Excess Of £130,000

- Three Bedrooms.
- Semi-Detached.
- Modern Kitchen.
- Downstairs WC.
- Large Rear Garden.
- Chain Free.
- Close to Local Amenities.

ATTENTION INVESTORS AND FIRST TIME BUYERS.

Available chain free. A fantastic opportunity to purchase this well presented three bedroom semi-detached family home situated in the popular location of Bentley. Briefly comprising of a kitchen, living room and wc on the ground floor. Two double bedrooms, a single bedroom and bathroom on the first floor. Also benefits from a rear garden with mature shrubs. Call now to arrange a viewing.

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KITCHEN 12' 4" x 7' 6" (3.76m x 2.29m) A modern kitchen fitted with white high gloss wall and base units, complimented with wood effect worktops. There are integrated Fridge/freezer, dish washer, washing machine, oven and hob

LIVING ROOM 11' 11" x 20' 0" (3.63m x 6.1m) A spacious living room complimented with feature fireplace.

WC 6' 8" x 2' 6" (2.03m x 0.76m) A downstairs wc situated on the ground floor.

BEDROOM 14' 10" x 11' 9" (4.52m x 3.58m) A double bedroom situated on the first floor.

BEDROOM 14' 10" x 8' 1" (4.52m x 2.46m) A second double bedroom situated on the first floor.

BEDROOM 9' 8" x 6' 8" (2.95m x 2.03m) A single bedroom situated on the first floor.

BATHROOM 6' 4" x 6' 8" (1.93m x 2.03m) Fitted with white two piece suite and separate shower unit.









Ground Floor



Approximate total area⁽¹⁾
916.87 ft²
85.18 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

