



**28 Washington Grove , Doncaster , DN5 9RL**  
Offers In Excess Of £140,000 Freehold

  
**MARTIN&CO**



## Washington Grove , Bentley

3 Bedrooms, 1 Bathroom

Offers In Excess Of £140,000

- Three Bedrooms.
- Mid-Terraced.
- Modern Kitchen.
- Family Bathroom.
- Rear Yard.
- Close to Local Amenities.
- Excellent Transport Links.

A three bedroom Mid Terrace property in turn key condition. This is a perfect family home close to Bentley train station and City Centre. This property is in immaculate condition and ready to move in. Briefly comprising a lounge with bay window, dining room and galley kitchen on the ground floor. Two double bedrooms, a single bedroom and bathroom on the first floor. Situated in a well sort after location close to local amenities, within walking distance to Bentley train

%epcGraph\_c\_1\_363%



station and close to Doncaster City Centre. Call now to arrange a viewing so not to miss out.

**LIVING ROOM 11' 5" x 11' 5" (3.48m x 3.48m)** A front facing living room with large bay window, allowing plenty of natural light and feature fire place.

**DINING ROOM 12' 5" x 11' 3" (3.78m x 3.43m)** Leading from the kitchen, a spacious dining room with patio doors leading to the rear yard. Perfect for entertaining!

**KITCHEN 17' 5" x 4' 9" (5.31m x 1.45m)** A galley kitchen fitted with a range of cream shaker style wall and base units complimented with black worktops. Also benefits from an integrated oven, gas hob, microwave and extractor fan. There is also plumbing for a washing machine and plenty of space for a fridge/freezer. You also benefit from a good size pantry allowing for storage.

**BEDROOM 11' 6" x 10' 7" (3.51m x 3.23m)** The master

bedroom with large bay window.

**BEDROOM 12' 6" x 10' 1" (3.81m x 3.07m)** A second double bedroom situated on the first floor.

**BEDROOM 8' 2" x 6' 4" (2.49m x 1.93m)** A single bedroom currently being used as a dressing room,

**BATHROOM 6' 0" x 5' 5" (1.83m x 1.65m)** A family bathroom fitted with a white three piece suite and over bath shower.

**EXTERNAL** There is a small gated front garden, to the rear is a private, enclosed garden with outdoor storage. There is a decked seating area allowing for outdoor living.



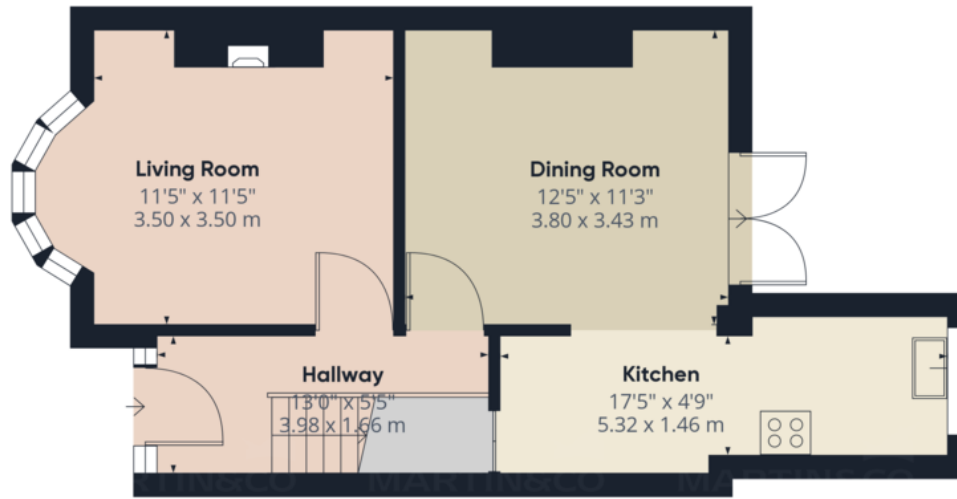




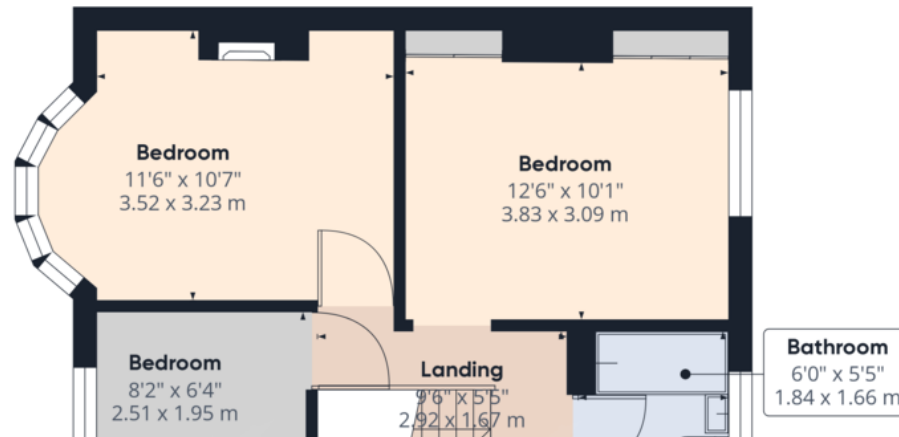








Ground Floor



Approximate total area<sup>(1)</sup>  
827.74 ft<sup>2</sup>  
76.9 m<sup>2</sup>

(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.

## Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR  
T: 01302 343 494 • E: doncaster@martinco.com

# 01302 343 494

<http://www.martinco.com>



**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.

