



3 Bentley Road, Doncaster, DN5 9SD
Offers In Excess Of £120,000 Freehold

Bentley Road, Bentley

3 Bedrooms, 1 Bathroom

Offers In Excess Of £120,000

- Investment Only.
- Three Bedrooms.
- Mid-Terraced.
- Tenant In Situ.
- Modern Kitchen.
- Modern Bathroom.
- Close to Local Amenities.

A three bedroom mid-terraced property available in Bentley. Briefly comprising a living room, kitchen and modern bathroom on the ground floor. Two double bedrooms on the first floor. A third double bedroom on the second floor. Close to local amenities. Call now to arrange a viewing.

LIVING ROOM 12' 7" x 13' 2" (3.84m x 4.01m) A spacious front facing living room.

%epcGraph_c_1_363%



KITCHEN 11' 0" x 10' 4" (3.35m x 3.15m) A modern kitchen fitted with a range of white wall and base units complemented with black worktops. Also benefits from an integrated induction hob, oven and extractor fan.

BATHROOM 5' 5" x 6' 5" (1.65m x 1.96m) A modern bathroom fitted with a white two piece suite and separate shower unit.

BEDROOM 12' 8" x 12' 0" (3.86m x 3.66m) A double bedroom situated on the first floor.

BEDROOM 11' 0" x 8' 3" (3.35m x 2.51m) A second double bedroom situated on the first floor.

BEDROOM 12' 0" x 12' 3" (3.66m x 3.73m) A third double bedroom situated on the second floor.

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.







Martin & Co Doncaster

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

01302 343 494

<http://www.martinco.com>

MARTIN&CO

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.