



Welbeck Road, Bennetthorpe Doncaster

welcome to

Welbeck Road, Bennetthorpe Doncaster

This well-presented three bedroom two reception room semi-detached home is situated in this sought after location close to the City Centre, train station, excellent transport links and the M18 motorway network. Offered to the market with no onward chain, this could be your ideal family home.



Entrance Porch

With front facing double glazed French doors and a further door through to the entrance hall.

Entrance Hall

With a central heating radiator, coving to the ceiling, picture rail, dado rail and stairs which rise to the first floor.

Lounge

With a front facing double glazed bay window, a central heating radiator, coving to the ceiling, picture rail and a feature fireplace housing the log effect fire.

Dining Room

With rear facing double glazed windows and rear facing French doors which lead out to the rear garden. There is a central heating radiator, picture rail and storage cupboards.

Kitchen

Fitted with a contemporary range of wall and base units with coordinating work surfaces housing the insert sink with mixer tap. The kitchen has an electric hob with splashback and extractor above, plumbing for a washing machine, an integrated electric oven and integrated fridge-freezer. There is a rear facing double glazed window, spotlights to the ceiling, a side facing door leading out to the rear garden and a door to the cellar.

Cellar

With two useful storage rooms.

First Floor Landing

With a side facing double glazed window and access to the loft.

Bedroom One

With a front facing double glazed bay window, coving to the ceiling, a central heating radiator and picture rail.

Bedroom Two

With a rear facing double glazed window and a

central heating radiator.

Bedroom Three

With a front facing double glazed window, picture rail and a central heating radiator.

Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a walk-in shower with seat. There is tiling to the walls and floor, a heated towel rail, downlights to the ceiling and a side facing obscure double glazed window.

Outside

To the front of the property there is a low maintenance pebbled garden with a block paved driveway providing off road parking and a side access gate. To the rear of the property there is a generous low maintenance garden with paved, block paved areas and a brick built store.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Welbeck Road, Bennetthorpe Doncaster

- BAY FRONTED LOUNGE
- DINING ROOM WITH FRENCH DOORS TO REAR GARDEN
- MODERN KITCHEN
- FABULOUS UPDATED SHOWER ROOM
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127125 - 0002

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