



Rosedale Road

Bentley, Doncaster, DN5 0JP

Guide Price £125,000 - £135,000



- TWO BEDROOM SEMI DETACHED PROPERTY
- ENCLOSED REAR GARDEN
- DOWNSTAIRS WC
- NO UPWARD CHAIN
- EPC RATING: TBC
- OFF ROAD PARKING
- GENEROUS DIMENSIONS
- GOOD COMMUTE LOCATION
- CLOSE TO ALL LOCAL AMNITIES
- COUNCIL TAX BAND: A

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CALL NOW TO AVOID MISSING OUT ON THIS SPECTACULAR. BEAUTIFULLY PRESENTED, TWO BEDROOM SEMI DETACHED PROPERTY, LOCATED WITHIN BENTLEY. Boasting generous dimensions, enclosed easy to maintain rear garden with off road parking to the front. Close to all local amenities with sought after schools for the area being within walking distance, close supermarkets, local business and public houses, good links to Doncaster, Barnsley and Rotherham making this an ideal spot for any family or couple. Property briefly comprises of Lounge Diner, Kitchen, Reception Room, Utility, Downstairs WC, Two double Bedrooms and family Bathroom. VIEWINGS ARE A MUST!

ENTRANCE HALL

5'5" x 5'6" (1.65m x 1.68m)

Spacious entrance hall giving a warm welcome to the home. Comprising of laminate flooring, wall mounted radiator and uPVC window to the front. Open doorways leading straight into the Lounge and Kitchen with carpeted stairs rising to the first floor.

LOUNGE DINING ROOM

10'7" x 18'3" (3.23m x 5.56m)

Beautifully designed living area with large uPVC windows to the front and rear filling the room with natural sources of light. Laminate flooring with wall mounted radiator having plenty of space for furniture. Plenty of room for furniture creating the perfect space for entertaining family and friends.

KITCHEN

7'4" x 11'9" (2.24m x 3.58m)

Here we have the Kitchen. Offering a beautiful fitted kitchen with an array of wall and base units providing plenty of storage space with complimentary work surface over, built in four ring gas hob and electric oven, stainless steel sink and drainer with matching mixer tap. Benefitting from laminate flooring with uPVC window and uPVC door leading outside to the side of the property.

RECEPTION ROOM

9'2" x 7'6" (2.79m x 2.29m)

Perfect addition to be used as you wish having tile flooring with uPVC windows to front and rear with doors leading to downstairs WC and rear garden. Open doorway leading into utility room.

UTILITY ROOM

6'6" x 6'6" (1.98m x 1.98m)

The room every household needs. Having space and plumbing for washing machine with space for fridge freezer.

DOWNSTAIRS WC

2'3" x 6'7" (0.69m x 2.01m)

Handy addition to any busy household having wc and tile flooring.

LANDING

From the landing doorways lead to both double bedrooms and family bathroom. Comprising of carpet flooring and uPVC window to the side elevation.

BEDROOM ONE

8'02" x 15'3" narrowing to 14'04" (2.49m x 4.65m narrowing to 4.37m)

A large master bedroom boasting generous dimensions with the extra storage space we all crave. Benefiting from carpet flooring, wall mounted radiator and two uPVC windows to the front. Handy storage cupboard located in the corner.

BEDROOM TWO

9'5" x 11'07" narrowing to 9'2" (2.87m x 3.53m narrowing to 2.79m)

A further good sized double bedroom with plenty of room for extra bedroom furniture, having wall mounted radiator, uPVC window to the rear elevation and combi boiler located in the corner.

BATHROOM

7'2" x 5'0" (2.18m x 1.52m)

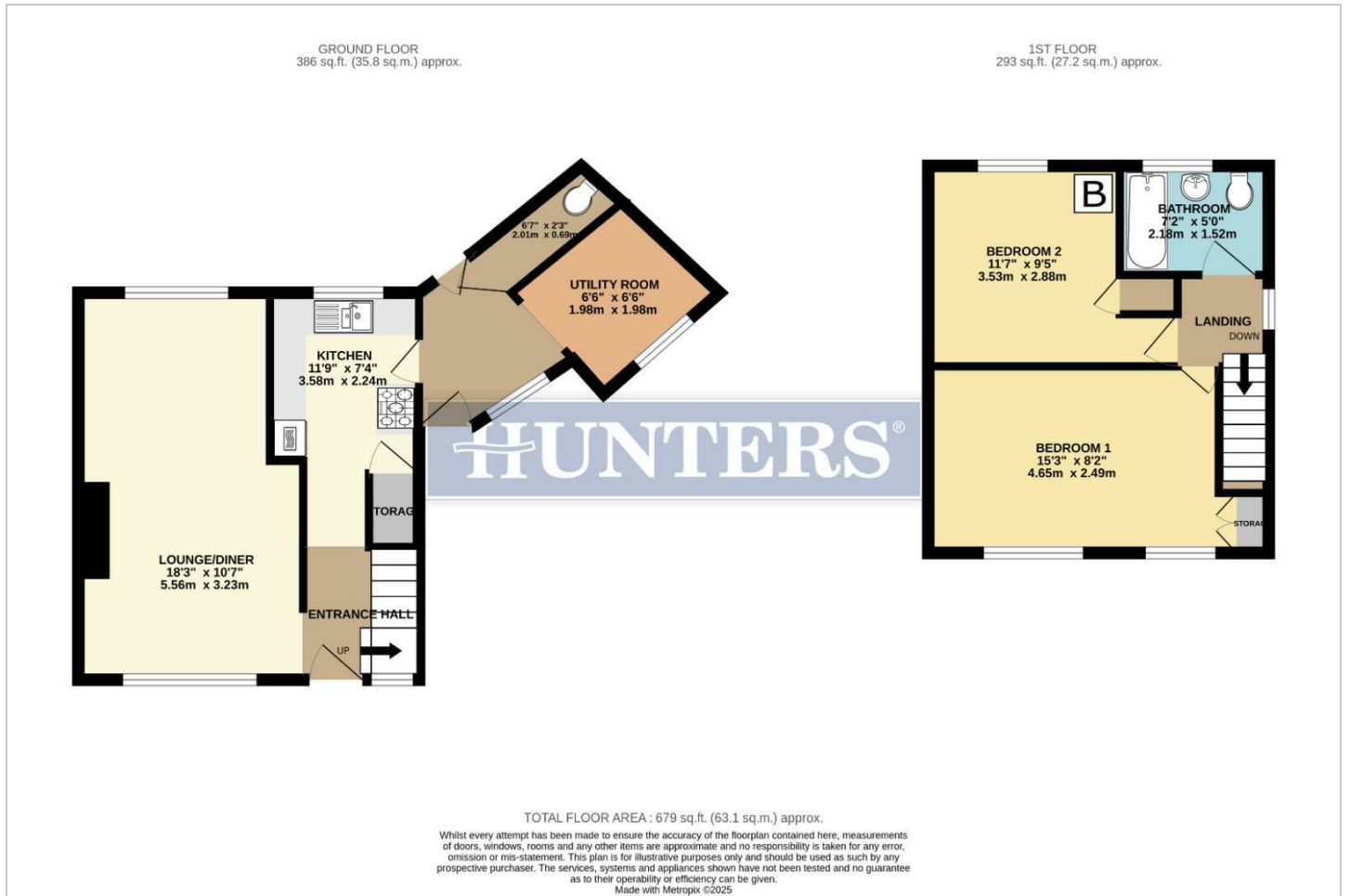
A family bathroom, fully tiled in serene tones, fitted with three piece suite. Comprising of panelled bath with shower over, low flush WC and wash hand basin. Wall mounted radiator and frosted uPVC window to the rear.

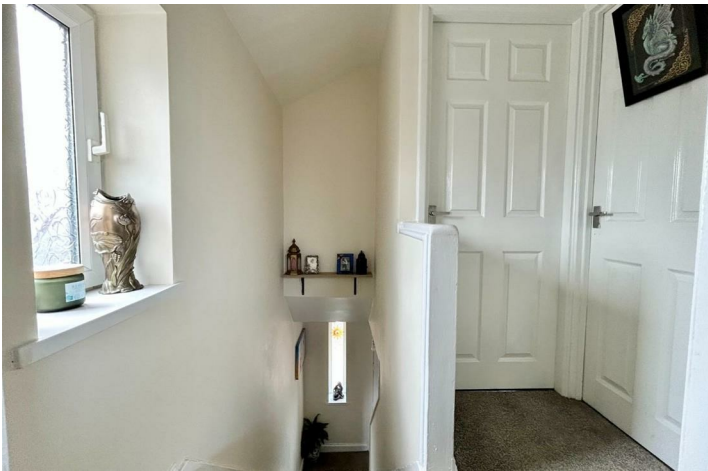
EXTERIOR

The front of the property oozes kerb appeal with a large drive way providing ample off road parking for you and guests. Having gated pathway leading to the front entrance door. Easy to maintain pebbled front garden with plenty of scope to extend the property if you wish.

At the rear is a fully enclosed low maintenance garden, being mainly slabbed paved surrounded by wooden fencing making this an great spot for seating and relaxing in the summer months.

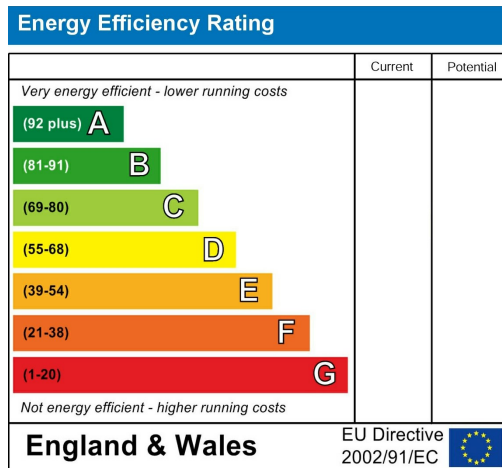
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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