



13 Winnipeg Road

Bentley, Doncaster, DN5 0ED

Offers in the region of £170,000



Ideal are pleased to offer for sale this deceptively spacious, single story extended, 3 bedroom semi-detached home located on Winnipeg Road Bentley, DN5.

Externally the property boasts a large corner plot garden and to the side aspect a driveway providing off road parking. Internally the accommodation benefits from a great sized kitchen/diner, two good size lounge areas, a study room, a ground floor W/C and a lean too extended utility room, providing ample storage The first floor benefits from 3 good sized bedrooms and a family bathroom. This property is supplied UPVC double glazed windows and doors, external insulation, a water meter, a combi boiler central heating and the added security of a burglar alarm. Bentley has a warm village community and is in close proximity to an array of local amenities and schools as well as being within a short drive from the A1 motorway network which is perfect for commuters. It is supported by excellent transport links including the railway networks and bus routes making it an easy journey to Doncaster, Sheffield and Leeds. Ideal for FTB and Families!!



Entrance hallway

A hallway with access to the lounge and staircase.

Lounge

A lounge with a front facing bay window, electric fire, granite hearth with wooden surround. Radiator, power points and grey tiled floor design with the open plan entrance leading to the dining room.

Dining room

This good sized dining room contains under stairs storage cupboard, radiator, power points, grey tiled flooring leading through to the open plan kitchen and UPVC door to the utility room.

Kitchen

This extended kitchen area consists of a rear facing window, grey wall and base units, black marble effect worktops, built in double electric oven with gas hob and stainless steel extractor and a 1 1/2 bowl sink with spray spring tap. There is plumbing for an automatic washing machine and dishwasher as well as several power connection points.

Reception

This great sized dual aspect lounge has a feature electric fire with wooden surround, front facing window, tv aerial, radiator and open plan entrance to the study room.

Study room

A study room with rear facing window, radiator, power points and washed oak cushion flooring leading through to lounge.

Utility

This great sized lean too utility room has double glazing windows and doors, built in cupboards with work prep surfaces, power points and a downstairs W/C.

Landing

A spacious landing with a rear facing window, and access to all bedroom, bathroom and pull down ladders to a boarder out loft space.

Bedroom 1

A double bedroom with storage cupboard, built in wardrobe and fitted overbed cupboards. A front facing window, radiator and power points.

Bedroom 2

Another double bedroom with front facing window, built in wardrobe, radiator and power points. This room is currently used as a walk in wardrobes / dressing room.

Bedroom 3

A bedroom with rear facing window, radiator and power points.

Bathroom

This bathroom consists of a large walk in shower cubicle with glass screen, sink, push button W/C, rear facing window, wall mounted heated towel rail and fully tiled walls.

Garden

To the front is a well maintained grassed area with pathway leading up to the front door. To the side is a driveway providing off road parking for ample cars with access to the detached garage. The rear is a beautiful, great sized, garden with slabbed patio, two separated decking areas, well kept lawn and rockery with waterfall plus an outside tap. There is plenty of outside storage with a large wooden garden shed and detached garage with side door entrance from the garden.

Additional Information

Standard construction

Council tax A

EPC C

External insulation and peddle dash and brick rendered finish

Important Information

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide satisfactory identification documentation and proof of funds before an offer can be formally accepted.

Property Particulars

These particulars are intended only as a guide and do not constitute part of an offer or contract. All information is provided in good faith; however, prospective purchasers should independently verify all information before proceeding.

Measurements & Floor Plans

All measurements, dimensions, floor plans, and areas are approximate and provided for guidance purposes only. Purchasers are advised to carry out their own checks and should not order furniture or fixtures until after completion.

Photographs & Marketing Material

Photographs, virtual tours, and marketing materials are for illustrative purposes only and may not accurately represent the current condition, contents, or layout of the property.

Fixtures & Fittings

Only those items specifically referred to within the sales particulars are included within the sale.

Services & Appliances

We have not tested any services, systems, appliances, or equipment and no guarantee is given regarding their condition or working order

Due Diligence Checks

A fee of £50 per adult purchaser may apply in connection with identity verification and due diligence checks where required.

Tenure & Property Information

Information relating to tenure, service charges, ground rent, council tax, and lease details has been provided by the vendor and should be independently verified by your solicitor prior to exchange of contracts.

Offer Acceptance

The vendor reserves the right to accept, reject, or withdraw any offer at any time prior to exchange of contracts.

Planning & Development

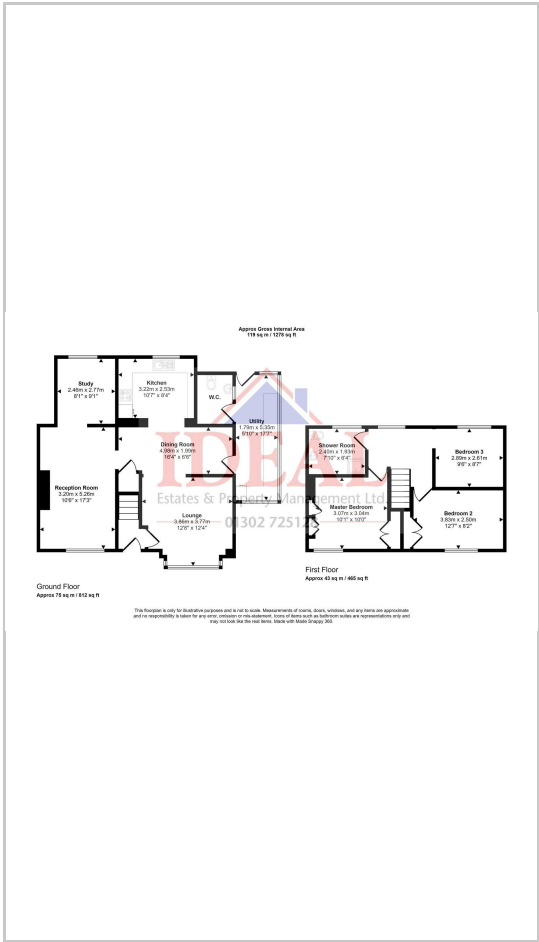
Prospective purchasers should make their own enquiries with the relevant local authority regarding planning permissions, building regulations, restrictions, or future development proposals affecting the property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

