



**109 Watch House Lane, Doncaster, DN5 9LX**  
Offers In Excess Of £100,000 Freehold



## Watch House Lane, Bentley, Doncaster

3 Bedrooms, 1 Bathroom

Offers In Excess Of £100,000

- Three Bedroom Mid - Terraced
- No Chain
- Courtyard to the Rear
- Close to excellent transport links
- Close to good schools
- Close to a variety of Amenities

**ENTRANCE HALL** Having a front facing sealed unit door with laminate to the floor and central heating radiator.

**LOUNGE** 11' 6" x 11' 10" (3.52m x 3.63m) Having a front facing double glazed bay window, carpet to the floor and central heating radiator with built in storage cupboard.

**DINING ROOM** 11' 9" x 13' 10" (3.60m x 4.24m) A spacious

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diner neutrally decorated with carpet to the floor and central heating radiator. Double glazed french doors offering access out to the enclosed rear garden. Additionally there is also an understairs storage cupboard.

**KITCHEN** 9' 2" x 13' 9" (2.80m x 4.20m) A modern kitchen fitted with a range of wall and base units, integrated oven with four ring gas hob and extractor over, stainless steel sink with drainer and mixer tap, tiled splashbacks to the walls and laminate to the floor. Access can be gained out to the rear garden via the side facing uPVC door.

**BEDROOM ONE** 14' 11" x 11' 10" (4.55m x 3.62m) A generous master bedroom with front facing double glazed window, neutrally decorated with carpet to the floor and central heating radiator.

**BEDROOM TWO** 9' 8" x 13' 10" (2.96m x 4.22m) A double bedroom neutrally decorated with carpet to the floor, central heating radiator and rear facing double

glazed window.

**BEDROOM THREE** 7' 11" x 7' 3" (2.42m x 2.21m) Situated at the rear of the property with carpet to the floor and neutral decor, double glazed window. The gas central heating boiler is located in this room in a storage cupboard.

**BATHROOM** 6' 3" x 5' 10" (1.92m x 1.78m) A newly fitted white three piece bathroom suite comprising panelled bath with electric shower over, low flush W/C and hand wash basin, chrome hand towel radiator with vanity mirror to compliment.

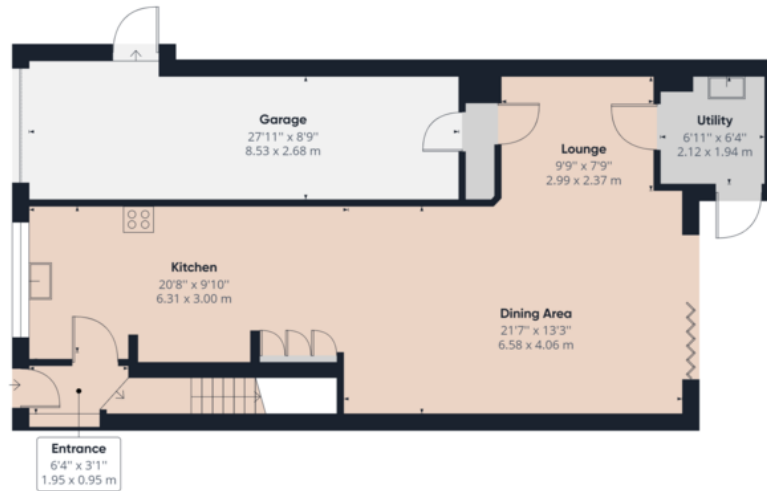
**FRONT GARDEN** A low maintenance block paved driveway with brick wall to the perimeter.

**REAR GARDEN** An enclosed rear garden with brick wall to the perimeter and, block paving to the floor and decorative gravel.

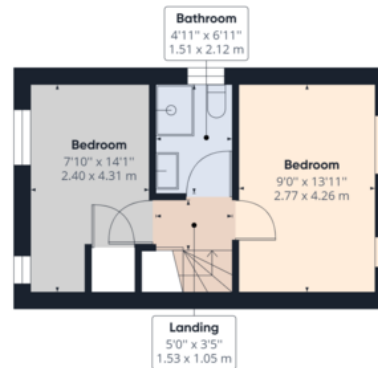








Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
1242.32 ft<sup>2</sup>  
115.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Doncaster

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**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.

