



65 Watch House Lane, Doncaster, DN5 9LY
Offers In Excess Of £150,000 Freehold



Watch House Lane, Bentley

3 Bedrooms, 2 Bathroom

Offers In Excess Of £150,000

- Three Double Bedrooms.
- End Of Terrace.
- Detached Garage.
- Walking Distance from the Train Station.
- Popular Location.
- Close to Local Amenities.
- Excellent Transport Links.

ATTENTION FIRST TIME BUYERS AND INVESTORS. A well presented three bedroom end terraced property situated in the popular location of Bentley. Briefly comprising of a living room, dining room, kitchen and bathroom on the ground floor. Three double bedrooms and a second bathroom on the first floor. Also benefits from off road parking and a detached garage. Close to local amenities and walking distance from the train station. Call now to

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arrange a viewing!

LOUNGE 13' 9" x 15' 6" (4.20m x 4.74m) A spacious living room situated at the front of the property with feature fireplace and large window, allowing plenty of natural light.

DINING ROOM 12' 0" x 15' 7" (3.68m x 4.75m) Leading from the kitchen, a good sized dining room with feature fireplace. Perfect for entertaining!

KITCHEN 11' 1" x 9' 4" (3.39m x 2.87m) With a range of white wall and base units complemented with black worktops. Benefits from a gas hob, oven, and extractor fan.

LAUNDRY 3' 1" x 9' 5" (0.94m x 2.88m) Additional space for your white goods with plumbing for a washing machine

BATHROOM GROUND FLOOR 5' 2" x 9' 4" (1.60m x 2.85m) Situated on the ground floor, a shower room

with walk-in-shower WC and hand basin

MASTER BEDROOM 14' 0" x 15' 8" (4.27m x 4.79m) A large dual aspect master bedroom situated on the first floor.

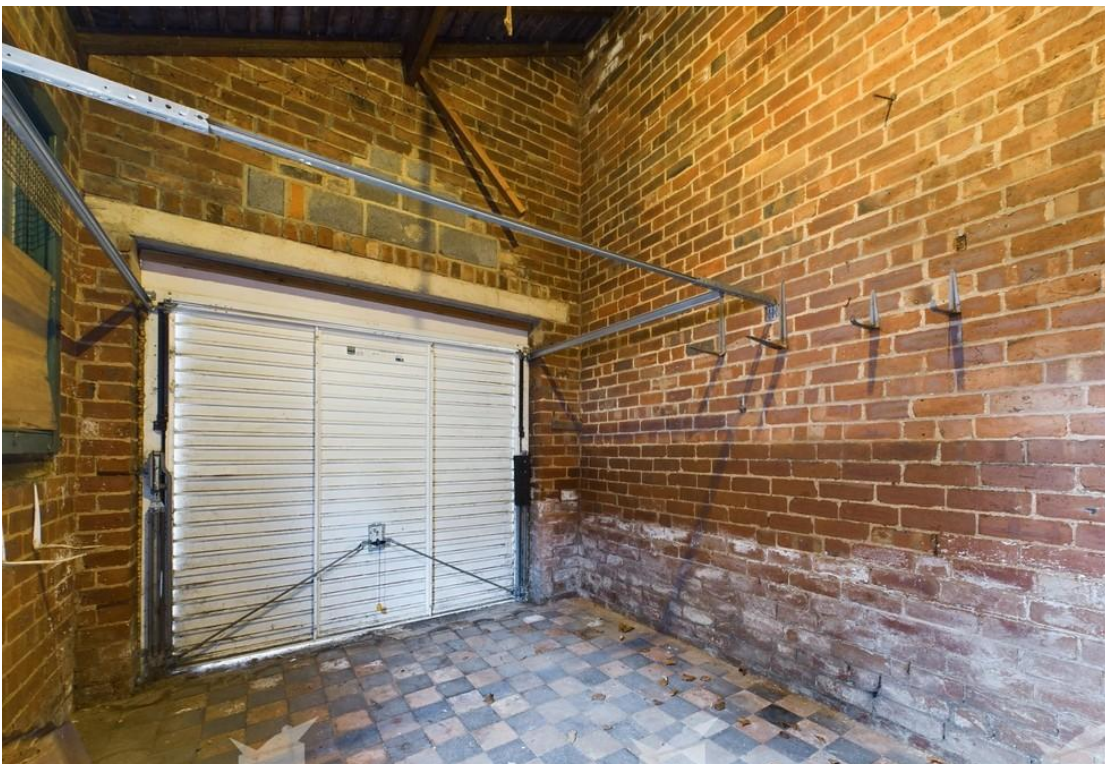
BEDROOM 8' 3" x 12' 8" (2.53m x 3.88m) A second double bedroom situated on the first floor.

BEDROOM 14' 9" x 9' 5" (4.51m x 2.88m) A third double bedroom situated on the first floor.

BATHROOM 6' 10" x 12' 7" (2.09m x 3.85m) A contemporary family bathroom fitted with white three piece bathroom suite and over bath shower.









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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.

