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Cooke Street, Doncaster
£130,000

3-BEDROOM SEMI-DETACHED PROPERTY IN THE HEART OF BENTLEY, DONCASTER Offered with No Chain | Ready to Move Into | Ideal for First-Time Buyers or Investors - 3Keys Property are delighted to present this beautifully maintained and spacious three-bedroom semi-detached home, ideally located in the heart of Bentley, Doncaster. Offered to the market with no onward chain, this ready-to-move-into property enjoys a prime position

- **3 BEDROOM SEMI DETACHED FAMILY HOME WITH ALLOCATED GARAGE**
- **READY TO MOVE INTO**
- **NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION**
- **IDEAL FTB/INVESTMENT OPPORTUNITY**

PROPERTY DESCRIPTION

3-BEDROOM SEMI-DETACHED PROPERTY IN THE HEART OF BENTLEY, DONCASTER Offered with No Chain | Ready to Move Into | Ideal for First-Time Buyers or Investors - 3Keys Property are delighted to present this beautifully maintained and spacious three-bedroom semi-detached home, ideally located in the heart of Bentley, Doncaster. Offered to the market with no onward chain, this ready-to-move-into property enjoys a prime position just a stone's throw from a wide range of local amenities, with excellent access to Doncaster City Centre, public transport services, and major motorway links—making it a perfect choice for both first-time buyers and buy-to-let investors.

Internally, the property offers generous accommodation throughout. Upon entering through the front porch, you are welcomed into a bright entrance hall which leads to a spacious front-facing lounge featuring a charming bay window. The rear dining room offers ample space for family gatherings or entertaining and benefits from a useful under-stairs storage cupboard. The modern breakfasting kitchen is well-equipped with a range of fitted units, integrated oven and hob with extractor hood, and plumbing for a washing machine. French doors open directly from the kitchen onto a well-maintained and secure south-facing rear garden, creating a seamless transition between indoor and outdoor living.

To the first floor, you will find a well-proportioned principal bedroom with a front aspect window, along with two further bedrooms—one featuring fitted wardrobes.

A contemporary family bathroom completes the accommodation, comprising a white suite with bath and shower over, WC, hand basin, and heated towel rail.

Externally, the property boasts a fully enclosed front garden with decorative stonework, while the rear garden is low maintenance, south facing, and includes access to the back lane as well as a garden shed for additional storage.

The property also benefits from a combi boiler installed approximately three years ago and is presented in excellent condition throughout, offering buyers the opportunity to move straight in without the need for renovation. With its central location, excellent connectivity, and presentation, this property is sure to appeal to a wide range of buyers.

Early viewing is highly recommended. To arrange a viewing or request further information, please contact 3Keys Property on 01302 867888.

GROUND FLOOR ACCOMMODATION

The entrance hall has carpet to the floor, single pendant light fitting and radiator. The hall gives access to the lounge, dining room and stairs to the first floor accommodation.

The lounge has a large front aspect bay window, carpet to the floor, single pendant light fitting, and radiator.

The spacious dining room has a rear aspect window, carpet to floor, radiator, large store cupboard and single pendant light fitting. Door leading to the breakfasting kitchen.

The breakfasting kitchen is fitted with floor and wall units, plumbing for the washing machine, integrated oven and hob with extractor hood, laminate flooring, side aspect window and French doors open out onto well maintained rear garden.

FIRST FLOOR ACCOMMODATION

Landing with carpet to floor, and 3 single pendant light fittings - access to 3 bedrooms and bathroom as well as loft.

Principal bedroom with front aspect window, carpet to floor, radiator and single pendant light fitting.

Bedroom 2 with rear aspect window, fitted wardrobes, carpet to floor, radiator and single pendant light fitting.

Bedroom 3 with rear aspect window, cupboard, carpet to floor, radiator and single pendant light fitting.

Bathroom with white suite comprising bath tub with shower over, wc and hand basin. Side aspect window, heated towel rail, spotlighting, part tiled walls and vinyl floor covering.

EXTERNAL

To the front is a fully enclosed small garden with decorative stone. To the rear is a south facing secure garden which is mainly laid with decorative stone with access to the back lane. There is garden shed for additional storage.

The property is located in the centre of Bentley, Doncaster, close to a wide range of local amenities and public transport links. There is easy access to motorway network and Doncaster City Centre. To view this property, contact 3Keys Property on 01302 867888.



ENTRANCE HALL

LOUNGE

3.56m x 3.60m (11' 8" x 11' 10")

DINING ROOM

4.65m x 3.94m (15' 3" x 12' 11")

BREAKFASTING KITCHEN

2.95m x 4.73m (9' 8" x 15' 6")

LANDING

BEDROOM 1

4.65m x 3.63m (15' 3" x 11' 11")

BEDROOM 2

3.74m x 3.29m (12' 3" x 10' 10")

BEDROOM 3

2.93m x 2.23m (9' 7" x 7' 4") MIN MEASUREMENT

BATHROOM

2.02m x 2.37m (6' 8" x 7' 9")

ADDITIONAL INFORMATION

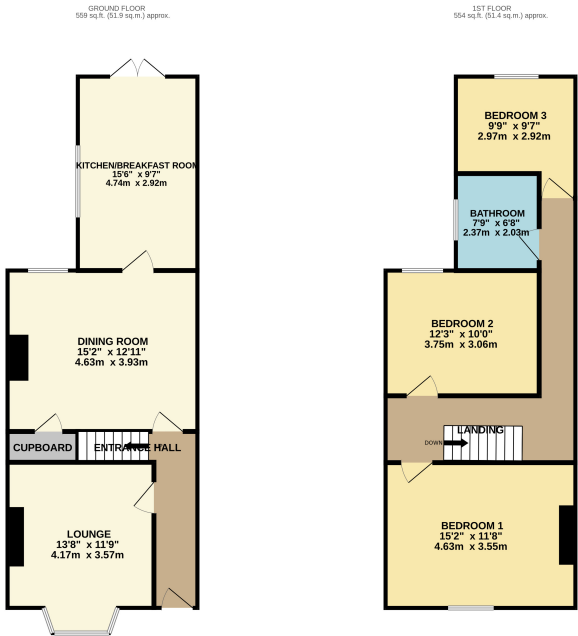
Council Tax Band – A
EPC rating – D
Tenure – Freehold
Boiler - Combi boiler - installed approx 3 years ago.
Loft - No ladder.
Perking - On street

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.



TOTAL FLOOR AREA: 1112 sq. ft. (103.3 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the Bentley designed floor measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans for this property are only intended to be used as a guide by any prospective purchaser. The services, systems and materials shown have not been tested and no guarantee as to their operability or efficiency can be given.
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