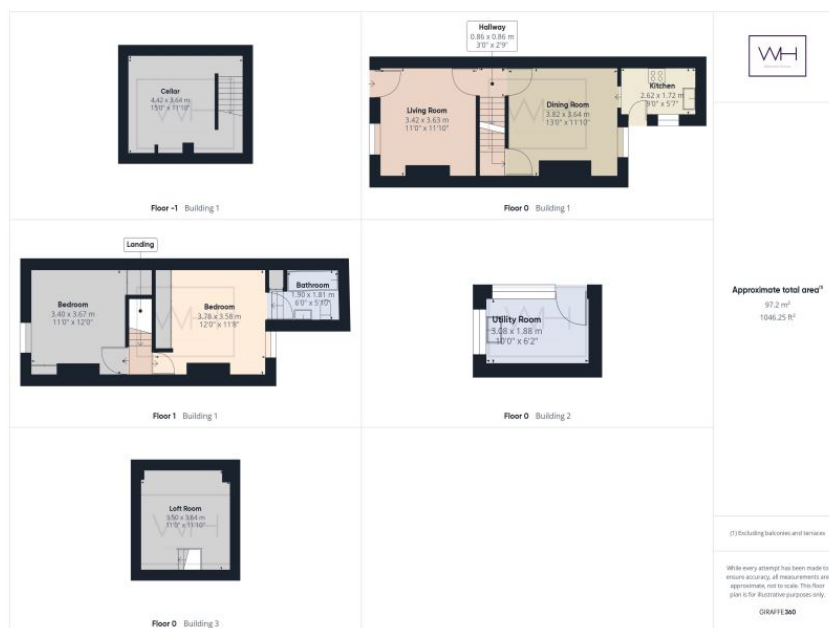




393 Bentley Road, DN5 9TJ
£119,950 Offers In Region Of
Tenure Freehold

- **Cellar**
- **Well presented accommodation**
- **Contemporary Kitchen and Bathroom**
- **Deceptively Spacious**
- **Utility Room**
- **Large Garden**
- **Loft Room**

This deceptively spacious property would make the perfect first time buy or a great opportunity for investment. Laid out over what is effectively four floors the property has more than initially meets the eye! Entering the property you are greeted by a cozy lounge that leads to a second reception room with the stairs to the first floor nestled in-between. The second reception room also accommodates the staircase leading down into the cellar space that is excellent for storage. The contemporary and stylish kitchen has plenty of wall and base units as well as a fashionable range cooker. There is also a utility room located off the main kitchen accessible via the external door. Ascending to the first floor there are two large double bedrooms and family bathroom with velux windows and stylish finish. The loft conversion is accesible via the loft hatch and makes the ideal home office or hobby room. Externally there is a large garden offering a good deal of privacy and opportunity to transform into a fabulous outdoor haven! The location is extremely convenient and popular with commuters and families due to the proximity to excellent schools, shops and easy access to the City Centre. Call Welcome Homes to book a viewing



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	81
(69-80) C	
(55-68) D	
(39-54) E	47
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC