



**13 Finkle Street, DN5 0RP**  
**£138,000 Offers In Region Of**  
**Tenure Freehold**

- **Loft Conversion**
- **Low maintenance garden**
- **Beautifully presented**
- **Great Investment Opportunity**
- **Landscaped Garden**
- **New Bathroom**
- **Deceptively Spacious**
- **5 min walk to Bentley train station**
- **Perfect for first time**

Welcome Homes are delighted to present to the market this deceptively spacious 3/4 bedroom property tucked away on a quiet residential street in Bentley close to a whole host of local amenities. Beautifully and tastefully presented throughout, the property has an abundance of living accommodation to suit families, first time buyers and investors alike. There are two spacious reception rooms and a contemporary fitted kitchen to the ground floor and on the first floor there are two large double bedrooms and a single bedroom - all stylishly finished. The family bathroom is less than a year old and is fully tiled and fitted with bath, shower and vanity sink unit. There is a further staircase up to the second floor where there is an additional bedroom large enough for two single beds and furniture. There are also two velux windows allowing plenty of heat and light into this space.

Externally the property has a landscaped rear enclosed garden with a block paved patio and a substantial artificial lawn. The perfect space for children or entertaining this low maintenance garden also has an outhouse space for storage that benefits from a washing machine outlet. The local High Street within a few minutes walk of the property has a variety of shops and amenities including a Doctors surgery, Post Office and excellent schools.

Viewing is highly recommended for this spacious and conveniently located family home. Call Welcome Homes to book a viewing



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	85
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC