



93 Bentley Road, DN5 9SD
£135,000 Offers In Region Of
Tenure Freehold

- **Stunning Kitchen**
- **Investment Opportunity**
- **Cellar**
- **Garage**
- **Contemporary Throughout**
- **Deceptively Spacious**
- **Off Road Parking**
- **Beautiful contemporary**

The sheer space on offer in this deceptive property is extremely impressive and seldom found in similar listings. The property has been renovated throughout including an absolutely stunning kitchen complete with integrated appliances and the all important wine cooler! This open plan living space is fitted with designer radiators that set the room off and gives it that contemporary and modern feel. The property has a separate sitting room to the front with classic bay window and a tasteful finish. The property has been extended slightly to the front giving it even more floor space. The second reception/dining room to the rear has French Doors leading out to the beautiful landscaped garden and garage that also offers off street parking as well as additional storage - again a luxury compared to similar properties. Upstairs there are three really good sized bedrooms and the family bathroom is stylishly finished with crisp white suite and matt grey tiling throughout. As if the property wasn't spacious enough, the cellar underneath the house gives you as much floor space again and fabulous opportunities for renovation or to simply use as storage. The nearly new combi boiler is also located in the cellar and there is also CCTV surrounding the property that will remain in situ. Perfect for first time buyers or even a fabulous investment opportunity the property requires no renovation budget and is 'move-in ready'. Enjoying a very convenient location the property is within walking distance to the City Centre and a whole host of other local amenities as well as being perfect for families with children due to the excellent schools close by. Call Welcome Homes to arrange 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	
(69-80) C	80
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC