



Sandymount, Harworth Doncaster DN11 8QG

welcome to

Sandymount, Harworth Doncaster

Deceptively spacious SEMI-DETACHED FAMILY HOME offering THREE BEDROOMS, FAMILY BATHROOM and OPEN PLAN LOUNGE, KITCHEN & DINING ROOM. Located to a QUIET CUL-DE-SAC in POPULAR HARWORTH with OFF STREET PARKING, this home absolutely must be viewed to appreciate what the accommodation has to offer!



Entrance Hall

Accessed via a front facing door, the entrance hall offers stairs leading to the first floor accommodation and a central heating radiator.

Lounge

12' 7" MAX x 12' 8" (3.84m MAX x 3.86m)

Light and bright main reception room having a front facing single glazed UPVC window. The lounge is open plan to the dining area, having a TV aerial and wall lights. The focal point of the lounge area is the gas fire with marble effect hearth and base with a wood surround.

Dining Room

15' 9" x 8' 11" (4.80m x 2.72m)

Reception area with a useful under stairs store which houses the central heating boiler for the property. Having side facing French doors and a central heating radiator. The dining area is semi-open plan to the lounge and kitchen.

Inner Hall

The inner hall has a side facing door leading out to the rear garden.

Kitchen

14' 4" x 7' 9" (4.37m x 2.36m)

Fitted with a range of wall and base units, this kitchen offers a range of appliances including a gas hob, extractor fan, electric oven, splash back tiling and stainless steel sink and drainer unit. There is space for a fridge freezer and plumbing for a washer. The kitchen has a rear facing single glazed UPVC window over looking the garden.

Bathroom

Generous family bathroom having a bath with a shower from the taps, an electric shower within a cubicle, low flush w/c, wash hand basin, central heating radiator and tiled walls. There is a rear facing single glazed obscured window.

Landing

The landing area has a side facing single glazed UPVC window and offers access to the loft.

Bedroom One

12' 10" MAX x 11' 5" (3.91m MAX x 3.48m)

Double bedroom with a front facing single glazed UPVC window along with a central heating radiator, TV aerial and a walk in wardrobe.

Bedroom Two

7' 3" x 10' 4" (2.21m x 3.15m)

Double bedroom with a rear facing single glazed UPVC window and a central heating radiator.

Bedroom Three

8' 2" x 7' 4" (2.49m x 2.24m)

Single bedroom with a rear facing single glazed UPVC window and a central heating radiator.

External

To the front of the property there is a off street parking on the driveway, along with gated access to the rear.

At the side there is a generous lawn and a paved patio area, that extends into the rear garden. There are two lawned areas with some raised borders and gravelled edges. The garden is fenced and enclosed, with an outside water supply and space for a shed. This plot is far larger than a kerbside view would suggest.



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Sandymount, Harworth Doncaster

- Semi Detached Property
- Deceptively Spacious Home
- Open Plan Lounge/Kitchen/Diner
- Generous Plot with Gardens and Off Street Parking
- Quiet Cul-De-Sac Location

Tenure: Freehold EPC Rating: D

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY106296 - 0007

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