

Saxon Way, Harworth Doncaster DN11 8PZ



## welcome to

## Saxon Way, Harworth Doncaster

WELL PRESENTED three bedroom semi-detached home in the popular village of Harworth. Benefiting from OFF ROAD PARKING, GARAGE AND CONSERVATORY. Viewing highly recommended.













#### Ground Floor Accommodation Entrance Porch Entrance Lobby

Housing the stairs to the first floor landing and giving access to the lounge. Central heating radiator.

#### Lounge/ Dining Room

22' 9" x 12' 7" max narrowing to 8' ( 6.93m x 3.84m max narrowing to 2.44m )

Spacious reception room having front and rear facing double glazed windows, chimney breast with inset electric fire, coving to the ceiling and two central heating radiators.

#### Kitchen

9' x 7' 5" ( 2.74m x 2.26m )

Modern kitchen fitted with a range of wall and base units with complimentary work tops and inset stainless steel sink and drainer. Kitchen has space for a cooker plus a useful under stairs storage cupboard. Rear facing double glazed window, main entrance door to the conservatory and central heating radiator.

#### Conservatory

8' 4" + fitted unit x 8' 3" (2.54m + fitted unit x 2.51m) Doubling up as a utility room with base unit and worktop space, plumbing for a washing machine and space for a tumble dryer.

# First Floor Accommodation Landing

Having a side facing double glazed window, loft access and storage cupboard housing the central heating boiler.

#### **Bedroom One**

11' 2" x 7' 1" + wardrobe ( 3.40m x 2.16m + wardrobe ) Double bedroom with front facing double glazed window, fitted wardrobes and central heating boiler.

### **Bedroom Two**

9' 3" + wardrobe x 9' 1" ( 2.82m + wardrobe x 2.77m ) Double bedroom with rear facing double glazed window, fitted wardrobes, central heating radiator.

#### **Bedroom Three**

6' 7" + door recess x 6' 7" ( 2.01m + door recess x 2.01m ) Single bedroom having a front facing double glazed window and central heating radiator.

#### Bathroom

Fitted bathroom suite comprising bath with electric shower over, wash hand basin and WC. Rear facing double glazed window with obscure glass, tiling to the walls and heated towel rail.

#### Externally

To the front of the property is a garden mainly laid with gravel and feature centre piece, the driveway is block paved and provides off road parking. Side pedestrian access leads to the rear garden which has a lawn, well stocked borders, paved seating area and garden shed.

#### Garage

16' 1" max x 9' 4" max ( 4.90m max x 2.84m max ) Having electric garage door and power and light connected.

#### **Agents Note**

Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.





### welcome to

## Saxon Way, Harworth Doncaster

- Well Presented Semi-Detached House
- Popular Location
- Lounge/ Dining Room
- Conservatory
- Three Bedrooms

Tenure: Freehold EPC Rating: C

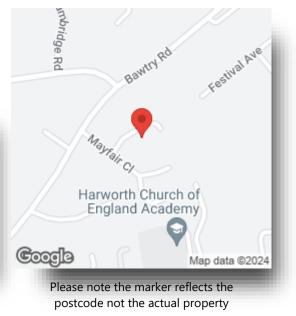
offers in the region of

£175,000



view this property online williamhbrown.co.uk/Property/BWY107123







Property Ref: BWY107123 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

## william h brown



01302 710735



Bawtry@williamhbrown.co.uk

38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.