

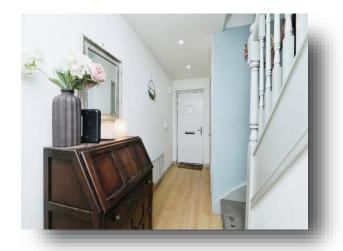
Sherwood Road, Harworth Doncaster DN11 8JA



welcome to

Sherwood Road, Harworth Doncaster

Located on a popular street to the village of Harworth this modern three storey property is worthy of a viewing. The local area offers a wide range of facilities with schooling, health facilities and shopping, Harworth is a great place to live for commuting with the A1 motorway within a 5 min drive













Ground Floor Accommodation

Entrance Hall

With a front facing entrance door with stairs leading upto the first floor, access into the garage and door through to the kitchen diner.

Cloakroom

With a low flush wc, front facing obscured double glazed window and a basin, central heating radiator.

Kitchen/ Diner Kitchen Area

9' 3" x 7' 5" (2.82m x 2.26m)

Having a built in oven, gas hob with extractor fan above, plumbing for a washing machine and dishwasher and space for a fridge freezer. Range of wall and base units and a rear facing double glazed window.

Dining Area

16' 8" + door recess x 8' 7" (5.08m + door recess x 2.62m) Open plan to the kitchen with French doors out to the garden and two central heating radiators. Side facing double glazed window.

First Floor Accommodation

Landing

With a central heating radiator and an airing cupboard

Lounge

16' 2" x 12' 9" (4.93m x 3.89m)

Impressive sized main reception room with French doors to the rear and a rear facing window. Fire surround with an electric fire inset, central heating radiator.

Bedroom Two

14' 1" x 9' 6" (4.29m x 2.90m) With a front facing double glazed window and a central heating radiator.

Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

Suite comprising of a bath with a shower above, low flush wc and a basin. Partially tiled walls, heated towel rail and a front facing obscured double glazed window.

Second Floor Accommodation Landing

Bedroom One

11' 10" x 9' 8" + wardrobes (3.61m x 2.95m + wardrobes) Double Room: With a front facing double glazed window and a central heating radiator.

En-Suite

6' 1" x 6' (1.85m x 1.83m)

With shower cubicle, basin and a low flush wc, front facing window and a tiled floor, half tiling to walls, central heating radiator.

Bedroom Three

12' 11" x 7' 11" (3.94m x 2.41m)

With a rear facing double glazed window and a central heating radiator.

Bedroom Four

7' 11" \times 7' 8" (2.41m \times 2.34m) With a rear facing double glazed window and a central heating radiator.





 $16' 10'' \times 8' 6'' (5.13 \text{m} \times 2.59 \text{m})$ Integrated garage with an up and over door.

External

With an open plan driveway to the front elevation providing off road parking. At the rear the garden has a paved seating area and is lawned and enclosed, gated access to the side,

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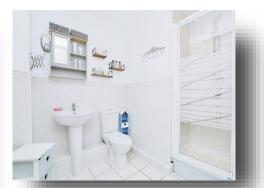
- Modern Three Storey Town House
- Good Size Lounge, Dining Kitchen
- Four Bedrooms with En-suite to Master
- Enclosed Rear Garden
- Garage & Driveway for Parking

Tenure: Freehold EPC Rating: C

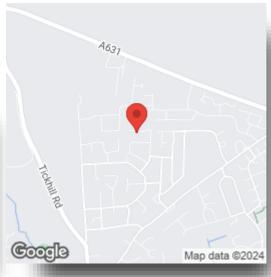
offers in the region of

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107197



Property Ref: BWY107197 - 0003 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.

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