



**Mayfair Close, Harworth Doncaster DN11 8PY**

**welcome to**

## **Mayfair Close, Harworth Doncaster**

IDEAL BTL/ FIRST TIME BUYER HOME with potential to make your own located to popular area in HARWORTH. Semi detached house with THREE BEDROOMS, DRIVEWAY and STORAGE GARAGE. Viewing recommended.



## Ground Floor Accommodation

### Lounge/Diner

19' 2" + door recess x 13' 9" max ( 5.84m + door recess x 4.19m max )

Main reception room with space for a dining room table and two useful storage cupboards, one housing the central heating boiler. Front facing upvc entrance door, two central heating radiators, electric fire with back, hearth and surround, coving to the ceiling and rear facing sliding patio doors leading to the conservatory.

### Kitchen

8' 10" x 7' 9" ( 2.69m x 2.36m )

Kitchen fitted with a good range of wall and base units, tiled splashbacks and inset sink and drainer. Benefiting from an integrated oven and hob and having space for dishwasher and fridge. Side upvc entrance door, recessed lights and front facing double glazed window.

### Conservatory

10' x 8' 4" ( 3.05m x 2.54m )

Conservatory constructed from Upvc and having French doors leading to the garden.

## First Floor Accommodation

### Landing

Landing having storage cupboard and loft access.

### Bedroom One

11' 8" + wardrobes x 9' 3" ( 3.56m + wardrobes x 2.82m )

Double bedroom having rear facing double glazed window and central heating radiator.

### Bedroom Two

10' 7" x 6' 3" max ( 3.23m x 1.91m max )

Single bedroom having front facing double glazed window and central heating radiator.

### Bedroom Three

7' 7" x 7' 4" ( 2.31m x 2.24m )

Single bedroom having front facing double glazed window and central heating radiator.

### Bathroom

Family bathroom fitted with a bath, wc and wash

hand basin. Tiled walls, rear facing double glazed window with obscure glass, heated towel rail and recessed lights.

## External

Situated to a corner plot position with a block paved driveway to the front and side elevations providing off road parking for several cars. To the rear is an enclosed garden, with paved seating area, lawn, timer fence panels and storage garage.

### Storage Garage

#### Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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## Mayfair Close, Harworth Doncaster

- Spacious Semi Detached Home
- Popular Location
- Driveway and Storage Garage
- Low Maintenance Rear Garden
- Three Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£150,000**



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Property Ref:  
BWY107629 - 0005

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Please note the marker reflects the postcode not the actual property

 william h brown



**01302 710735**



Bawtry@williamhbrown.co.uk



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



**williamhbrown.co.uk**