



Sherwood Road, Harworth Doncaster DN11 8HX

welcome to

Sherwood Road, Harworth Doncaster

A SPACIOUS semi detached FAMILY HOME with THREE GOOD SIZED BEDROOMS. FRONT and REAR GARDENS. Located in popular Harworth with a great range of local amenities and good commuter links. Ideal for growing families/ FIRST TIME BUYERS!



Ground Floor Accommodation

Entrance Hall

Entrance hall having tiled flooring, central heating radiator, side facing double glazed window and storage cupboard housing the boiler.

Lounge

21' 5" + bay x 11' 5" (6.53m + bay x 3.48m)
Generous main reception room having a double glazed bay window, central heating radiator and coving to the ceiling.

Kitchen/Dining Room

L shaped kitchen dining room having an extensive range of wall and base units with complimentary worktops. Benefiting from integrated appliances such as a range style cooker and space for a fridge freezer. Offering double glazed french doors, rear facing double glazed window, modern central heating radiator, tiled flooring, coving to the ceiling and recessed lights. The kitchen area is extended and benefits from additional space having a sink and drainer, side facing double glazed window and recessed lights along with space for a dishwasher.

First Floor Accommodation

Bedroom One

11' 4" +recess x 10' 11" (3.45m +recess x 3.33m)
Double bedroom having a rear facing double glazed window with obscured glass and central heating radiator.

Bathroom

Family bathroom having a wc, wash hand basin and bath with overhead shower. Rear and side facing double glazed window with obscured glass, heated towel rail, tiled flooring and tiled walls.

Bedroom Two

10' 5" +dr recess x 10' 1" (3.17m +dr recess x 3.07m)
Double bedroom having a front facing double glazed window, central heating radiator and coving to the ceiling.

Bedroom Three

9' 8" x 7' 1" max (2.95m x 2.16m max)
Bedroom having a central heating radiator and front facing double glazed window.

External

To the front elevation the property offers a low maintenance block paved area along with gravelled garden. To the rear of the property there is a lovely lawned garden which is enclosed by timber fencing, along with a well presented paved area. Externally the property offers a water supply and side pedestrian access.

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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welcome to

Sherwood Road, Harworth Doncaster

- Semi Detached Family Home
- Three Good Size Bedrooms
- Front and Rear Gardens
- Spacious Accommodation
- Popular Harworth Location

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107780 - 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.

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