

Thompson Avenue, Harworth Doncaster DN11 8JG

welcome to

Thompson Avenue, Harworth Doncaster

Lovely SEMI DETACHED house in the popular village of Harworth. Benefitting from THREE BEDROOMS, OFF STREET PARKING, SUMMER HOUSE and BEAUTIFUL REAR GARDEN. Viewing highly recommended.













Ground Floor Accommodation

Entrance Hall

Entrance hall having a main entrance door and central heating radiator.

Cloakroom

Fitted with a vanity wash hand basin and wc. Front facing double glazed window with obscure glass and part tiled walls.

Lounge

18' 10" x 10' 11" max (5.74m x 3.33m max) Spacious main reception room with space for a dining room table and having a feature fireplace with electric fire. Double glazed French doors, front facing double glazed window, coving to the ceiling and central heating radiator.

Kitchen

12' 2" x 9' 2" + recess (3.71m x 2.79m + recess) Modern kitchen fitted with an extensive range of wall and base units with complimentary worktops inset1 1/2 bowl sink with drainer with tiled splashbacks. Benefiitting from a breakfast bar an integrated oven and hob, plus having space for a dishwasher and washing machine. Central heating radiator, rear facing double glazed window and pantry.

First Floor Accommodation

Landing

Two storage cupboards housing the boiler and access to the loft which is not boarded.

Bedroom One

11' x 10' 11" max (3.35m x 3.33m max) Double bedroom having fitted wardrobes, front facing double glazed window, central heating radiator and storage cupboard.

Bedroom Two

12' 5" x 9' 4" (3.78m x 2.84m)

Double bedroom having fitted wardrobes, front facing double glazed window, central heating radiator and storage cupboard.

Bedroom Three

8' 1" x 7' 11" (2.46m x 2.41m) Single bedroom having a central heating radiator and rear facing double glazed window.

Bathroom

Fitted with a bath with overhead shower, wash hand basin and wc. Heated towel rail and rear facing double glazed window with obscure glass.

External

Well positioned on this popular road with a front garden mainly laid with gravel for ease of maintenance and a block paved driveway leading to the single garage.

A side pedestrian access gate leads to the rear garden which is fenced and enclosed with paved seating areas, fitted awning, water supply and borders stocked with a variety of plants and shrubs. Beautiful summer house and potting shed to the side of the garage.

Garage

 $17' 4" \times 10' 3" (5.28m \times 3.12m)$ Single garage with up and over door and storage area to the rear with side courtesy door.

Agents Note

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





welcome to

Thompson Avenue, Harworth Doncaster

- Lovely Semi Detached House
- Three Good Size Bedrooms
- Off Street Parking & Garage
- Low Maintenence Rear Garden
- Popular Area With Good Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

£200,000







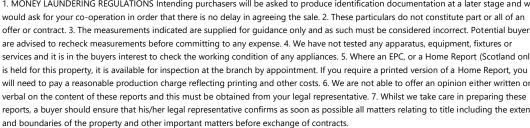


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107800



Property Ref: BWY107800 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent







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.