



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



**welcome to**

**Mayfair Close, Harworth Doncaster**

IDEAL FIRST TIME BUYER HOME or BTL located to a popular area in HARWORTH. A beautiful semi-detached house with TWO DOUBLE BEDROOMS, a MODERN KITCHEN and OFF ROAD PARKING. Viewing is highly recommended!



## Ground Floor Accommodation

### Entrance Hall

Having an electric radiator.

### Lounge

18' 3" max x 12' 2" ( 5.56m max x 3.71m )

A spacious main reception room consisting of an understairs storage cupboard, electric radiator, French doors and coving to the ceiling.

### Kitchen

8' 10" x 5' 8" ( 2.69m x 1.73m )

Stylish kitchen fitted with a good range of wall and base units, complimentary worktops and tiled splashbacks. Benefiting from an integrated fridge/freezer, hob, oven and an extractor hood and having space for a washing machine. The kitchen also features a front facing double glazed window.

## First Floor Accommodation

### Landing

Landing having a storage cupboard with an immersion heater tank.

### Bedroom One

10' 1" + wardrobe space x 9' 8" ( 3.07m + wardrobe space x 2.95m )

Double bedroom having an electric radiator and a rear facing double glazed window.

### Bedroom Two

12' 1" max x 9' 3" ( 3.68m max x 2.82m )

A lovely double bedroom consisting of a front facing double glazed window and an electric radiator.

### Shower Room

Fitted with an electric shower and cubicle, wc, wash hand basin, heated towel rail and an obscure side facing double glazed window.

## External

Set back from the road behind double wrought iron gates with a front garden laid to lawn and driveway leading to the garage. Water supply. To the rear is an enclosed garden with lawn, borders and timber fence panelling.

## Garage

29' x 7' 10" ( 8.84m x 2.39m )

Generous size garage with an up and over door.

## Agents Notes

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**

- Well Presented Semi-Detached Home
- Two Double Bedrooms
- Off Road Parking
- Modern Interior Decoration
- Popular Location

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

offers over

**£155,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108031 - 0006

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