



1 The Avenue, Harlington, Doncaster, Yorkshire, DN5 7HX

Asking Price £155,000

Sitting pretty within this cul de sac location is this well appointed Two bedroom starter property, ideal for the first time buyer or investor alike. Situated to be within the much sought after village of Harlington, the property is offered with gas fired central heating and upvc double glazing. With attractive rear gardens with a southerly aspect, there is also a garage with parking to the rear.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Harlington

Harlington is a village in the civil parish of Barnburgh in the Metropolitan Borough of Doncaster in South Yorkshire, England. The village lies less than a mile from the adjoining village of Barnburgh and the parish contains both villages. According to the 2001 census, Harlington had a population of 1,979, increasing to 2,297 at the 2011 Census.[1] The village is located about 3 miles (4.8 km) (by road) north of Mexborough, 2 miles (3.2 km) east of Goldthorpe and about 8 miles (13 km) west of Doncaster

Entrance Porchway

With a front facing upvc entrance door, and door entering the lounge area.

Lounge 14'7" x 13'1" (4.46 x 4.00)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with back boiler inset.

Dining Kitchen 14'5" x 10'7" (4.41 x 3.25)



Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and useful pantry area.

Rear Porch



With rear upvc entrance door with views over the rear garden

Master Bedroom 13'6" x 10'1" (4.12 x 3.08)



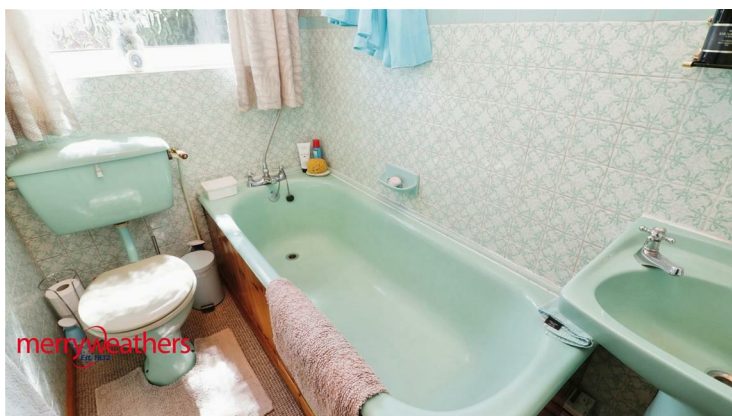
With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 9'7" x 10'7" (2.93 x 3.25)



With rear facing upvc window and central heating radiator.

Bathroom



Hosting a three piece suite comprising of a panelled

bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

The single garage is secured by an up and over single garage door.

External



To the front of the property is a laid to lawn garden with well stocked borders. To the rear is a pleasant laid to lawn garden, with borders, garden shed and gate leading to the parking area and garage.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - End Terrace

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

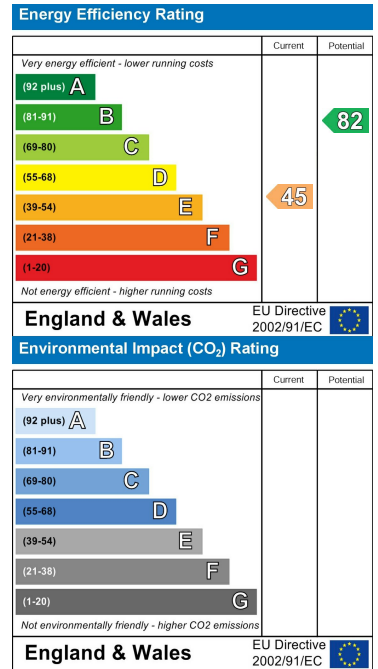
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

