



6 Mill Lane, Harlington, Doncaster, DN5 7JE

**Asking Price £230,000**

Situated towards the conclusion of this no through road, enjoying a most pleasant aspect is this Three bedroom semi detached property, sold with no onward vendor chain. With envious views to the rear this spacious family property host three good sized bedrooms and garden room / garage which could be utilised further. Offering further potential an early viewing is thoroughly recommended.



## 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

## Material Information

Council Tax Band - B

Tenure - Freehold

Property Type - Semi Detached

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

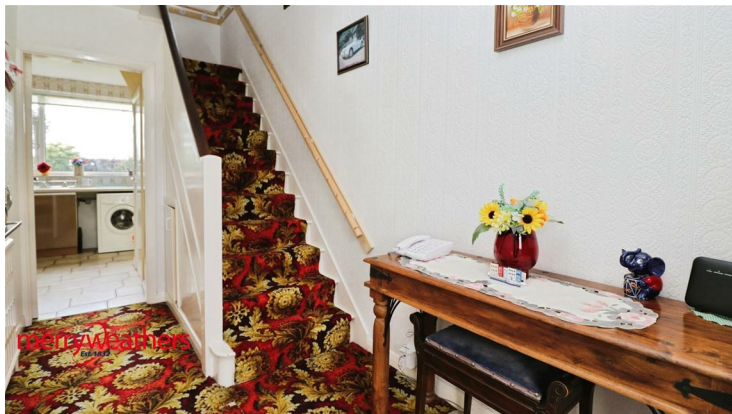
Coal mining area South Yorkshire is a mining area

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.

## Entrance Hallway



With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation .

## Lounge 12'7" x 14'3" (3.84 x 4.35m)



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 living flame gas fire inset.

## Dining Room 7'11" x 12'5" (2.43 x 3.80m)



Pleasant reception room with sliding patio doors and views over the open aspect.

## Kitchen 10'2" x 10'6" (3.11 x 3.21m)



Set beneath the rear 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,



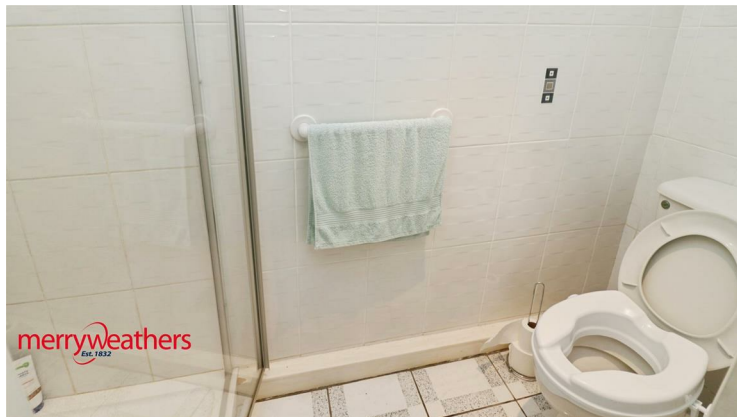
base and drawer units. With space and plumbing for an automatic washing machine, fully tiled walls and hosting the floor mounted central heating boiler.

### Garden Room



With views over the impressive gardens, entrance door and door entering the garage.

### Shower Room



Situated at the rear of the garage, with shower cubicle and low flush WC

### Bedroom One 11'8" x 10'7" (3.56 x 3.24m)



With a rear facing uvpc window and sliding mirrored fitted wardrobe

### Bedroom Two 10'2" x 11'2" (3.11 x 3.42m)



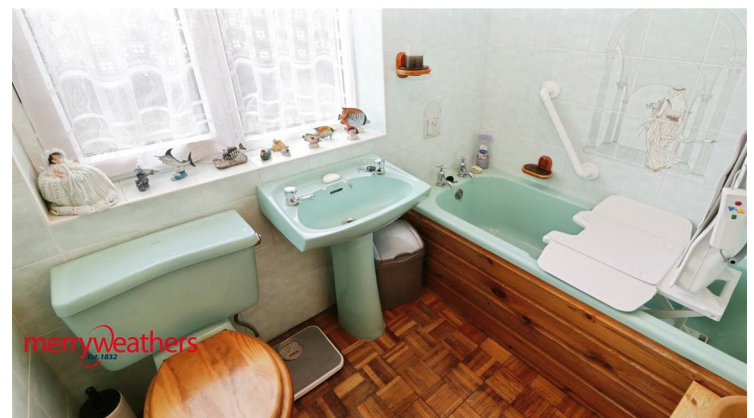
Spacious double bedroom with a front facing uvpc window

### Bedroom Three 8'4" x 8'3" (2.56 x 2.52m)



With a rear facing uvpc 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



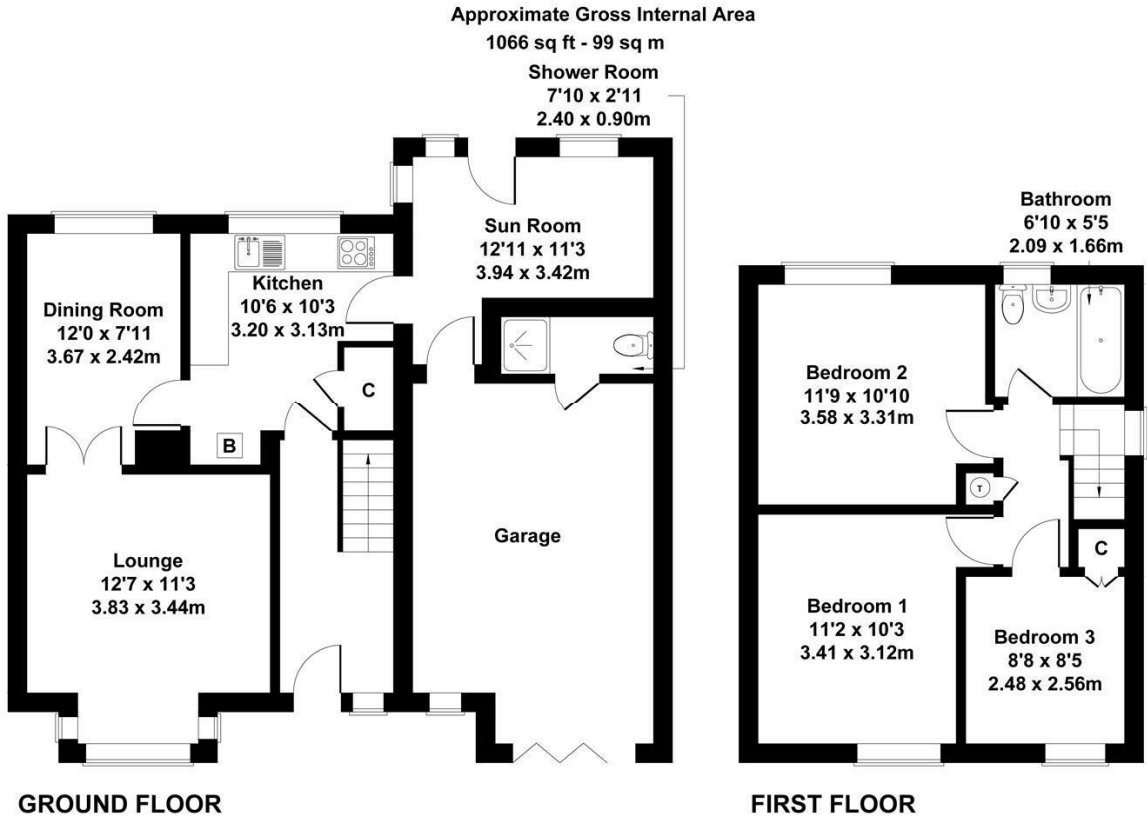
Secured by sliding Timber garage doors, this spacious garage hosts power and lighting with shower room to the rear.

## External

To the front of the property is a well stocked garden, with driveway providing off road parking which precedes the garage. To the rear are impressive mainly laid to lawn gardens, with well stocked borders and uninterrupted views towards Adwick Upon Dearne.

Floor Plan

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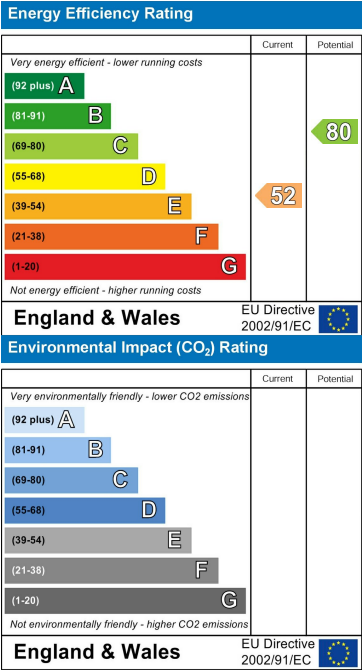


Thanks Floor plans are for identification purposes only. All measurements are approximate.

Area Map



Energy Efficiency Graph



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