



Melbourne Grove, Harworth Doncaster DN11 8NY

welcome to

Melbourne Grove, Harworth Doncaster

CONVENIENCE ON YOUR DOORSTEP Beautiful semi-detached family home situated on this most popular cul-de-sac in Harworth. Highlights include an EXTENDED ground floor accommodation with THREE nice size BEDROOMS plus a GENEROUS SIZE GARDEN and OFF ROAD PARKING. Early viewing is highly recommended.



Ground Floor Accommodation

Entrance Hall

Entrance hall with useful storage cupboard and central heating radiator.

Lounge/Dining Room

Spacious, dual aspect main reception room with French doors leading to the rear garden. Front facing double glazed window, fireplace with electric fire, coving to the ceiling and two central heating radiators.

Bathroom

Fitted with a three piece suite comprising bath, wc and wash hand basin. Rear facing double glazed window with obscure glass, recessed lights and part tiled walls.

Kitchen

Lovely fitted kitchen with a good range of wall and base units, complimentary worktops, tiled splashbacks and inset sink with drainer. Benefitting from an island/breakfast bar and having a host of integrated appliances including a double electric oven, five burner gas hob, microwave and fridge freezer. Rear facing double glazed window, central heating radiator and recessed lights.

Utility

Fitted with wall and base units, and having under counter space for a washing machine and tumble dryer. Recessed lights.

First Floor Accommodation

Bedroom One

Double bedroom with fitted wardrobes to one wall, a rear facing double glazed window, coving to the ceiling, dado rail and a central heating radiator.

Bedroom Two

Double bedroom benefitting from fitted wardrobes and having a front facing double glazed window and a central heating radiator.

Bedroom Three

A good size single bedroom with useful storage cupboard, front facing double glazed window and central heating radiator.

Shower Room

Modern shower room fitted with a walk in shower, vanity basin and wc. Side and rear facing double glazed windows with obscure glass, tiling to the floor, chrome heated towel rail, recessed lights and part tiled walls.

Exterior

Situated to a generous corner plot with enclosed front garden having a grassed lawn, established hedging and timber fencing. A side pedestrian access gate provides convenient access to the parking area and rear garden.

The rear garden is beautifully maintained and enclosed by timber fencing and mature hedging with a slightly raised well kept lawn and stocked full of colourful plants and shrubs. In addition, there is a nice size patio area to relax and enjoy during the summer months.

Double timber gates from Scrooby Road provide off road parking to the side elevation for two cars.

Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

A land registry application to update the title is pending on this property, please speak with your conveyancer regarding potential timescales involved.

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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Melbourne Grove, Harworth Doncaster

- Immaculate Semi-Detached Home
- Kitchen Extension
- Stunning Landscaped Garden
- Shower Room and Bathroom
- Three Bedrooms

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

offers in the region of

£235,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108342 - 0002

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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