

Windermere Avenue, Harworth Doncaster DN11 8HR

# welcome to

# **Windermere Avenue, Harworth Doncaster**

Well Presented THREE BEDROOM mid terraced house in POPULAR CUL-DE-SAC Location. Having STORAGE OUTBUILDING, FRONT and REAR GARDENS. Viewing is recommended.













#### **Ground Floor Accommodation**

#### **Entrance Hall**

Entrance hall having a entrance door, wall mounted boiler and central heating radiator.

## Lounge

19' 1" x 11' 4" max ( 5.82m x 3.45m max )

Good sized main reception room with a front facing double glazed window, central heating radiator and rear facing doors leading out to the garden.

#### Kitchen

12' 7" x 7' 10" max ( 3.84m x 2.39m max )

Kitchen fitted with a range of wall and base units, sink and drainer and rear facing double glazed window. Space for a fridge freezer, an electric hob and oven.

#### **First Floor Accommodation**

## Landing

Landing having a central heating radiator and rear facing double glazed window.

#### **Bedroom One**

13' 4" max x 10' 10" max ( 4.06m max x 3.30m max ) Double bedroom having a front facing double glazed window and central heating radiator.

#### **Bedroom Two**

12' 5" x 7' 10" + door recess ( 3.78m x 2.39m + door recess )

Bedroom having two front facing double glazed window and central heating radiator.

#### **Bedroom Three**

10' 11" x 6' 1" + recess ( 3.33m x 1.85m + recess )
Bedroom having a rear facing double glazed window and central heating radiator.

#### **Bathroom**

Family bathroom having a bath with overhead shower and wash hand basin.. Central heating radiator and rear facing double glazed window with obscure glass.

## **Separate Wc**

Fitted wih a WC and having a rear facing double glazed window with obscure glass.

#### External

To the front is a lawned garden with passageway between houses giving access to the rear of the property.

The rear garden is enclosed and offers plenty of privacy, with lawn and useful storage outbuilding.

## **Agents Notes**

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

Flying freehold applies to this property, contact the agent for further details.





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## **Windermere Avenue, Harworth Doncaster**

- Mid Terraced House
- Three Good Size Bedrooms
- Spacious Lounge/Diner
- Front and Rear Gardens, Outbuilding
- Cul De Sac Location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

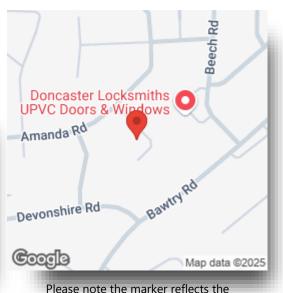
offers in the region of

£120,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107895



Property Ref: BWY107895 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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01302 710735



william h brown

Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE



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.