



**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 with 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 over

**£115,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107895 - 0006

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