



Harlington Road

Mexborough, Doncaster, S64 0DF

Offers In The Region Of £165,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- GCH/DG
- EPC RATING: D

- NO UPWARD CHAIN, NEW GLASS TO WINDOWS, NEW GUTTERING
- BEAUTIFUL LARGE ENCLOSED GARDEN
- SPACIOUS DIMENSIONS
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

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Nestled on Harlington Road in the charming town of Mexborough, Doncaster, this delightful three-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and families alike. With no upward chain, you can move in with ease and start enjoying your new home right away.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The generous dimensions throughout the house ensure that you will have plenty of room to make it your own. The newly fitted glass to windows and guttering not only enhance the aesthetic appeal but also contribute to energy efficiency and comfort.

One of the standout features of this home is the large, enclosed rear garden, which is well-maintained and perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, off-road parking is available, offering convenience and peace of mind.

Situated close to all local amenities, this property is ideally located for those who appreciate the convenience of nearby shops, schools, and recreational facilities. Furthermore, its excellent transport links make it a great choice for commuters, ensuring easy access to surrounding areas.

In summary, this semi-detached house on Harlington Road is a fantastic opportunity for anyone looking for a comfortable and well-located home in Mexborough. With its generous living space, outdoor area, and proximity to amenities, it is sure to attract considerable interest. Do not miss the chance to view this lovely property.

ENTRANCE HALL

Spacious entrance hall giving a warm welcome to the home. Comprising of laminate flooring, two wall mounted radiator and uPVC window to the side. Open doorway leading straight into the Lounge area with carpeted stairs rising to the first floor.

LOUNGE

11'8" x 14'4" including bay window (3.56m x 4.37m including bay window)

Beautifully designed living area with large uPVC bay window to the front filling the room with natural sources of light. Carpet flooring with wall mounted radiator having plenty of space for furniture. Gas fire with surround giving a focal point to the room with large double doors leading straight into the dining area creating the perfect space for entertaining family and friends.

DINING ROOM

11'3" x 13'2" (3.43m x 4.01m)

Perfect room to sit and enjoy a family meal, comprising of beautiful oak flooring, wall mounted radiator and uPVC window looking out into the rear garden. Plenty of room for dining table and chairs with further door leading to the Kitchen.

KITCHEN

6'3" x 14'1" (1.91m x 4.29m)

Here we have the Kitchen. Offering a beautiful fitted kitchen with an array of wall and base units providing plenty of storage space with complimentary work surface over, built in four ring gas hob and electric oven, stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine and space for tall fridge freezer. Benefitting from tile flooring with wall mounted radiator, two uPVC windows and uPVC door leading outside to the side of the property.

LANDING

From the spacious landing doorways lead to all three bedrooms and family bathroom. Comprising of carpet flooring and uPVC window with new glass fitted to the side elevation.

BEDROOM ONE

11'3" x 13'2" (3.43m x 4.01m)

A large master bedroom boasting beautiful view of the garden with the extra storage space we all crave. Benefiting from carpet flooring, wall mounted radiator and uPVC window with newly fitted glass

BEDROOM TWO

10'9" x 12'1" (3.28m x 3.68m)

A further good sized double bedroom with plenty of room for extra bedroom furniture, built in wardrobes with wall mounted radiator, laminate flooring and uPVC window with newly fitted glass to the front elevation.

BEDROOM THREE

6'9" x 6'9" (2.06m x 2.06m)

A single sized bedroom comprising of warm décor with carpet flooring and uPVC window with new glass to the front elevation.

BATHROOM

6'2" x 7'7" (1.88m x 2.31m)

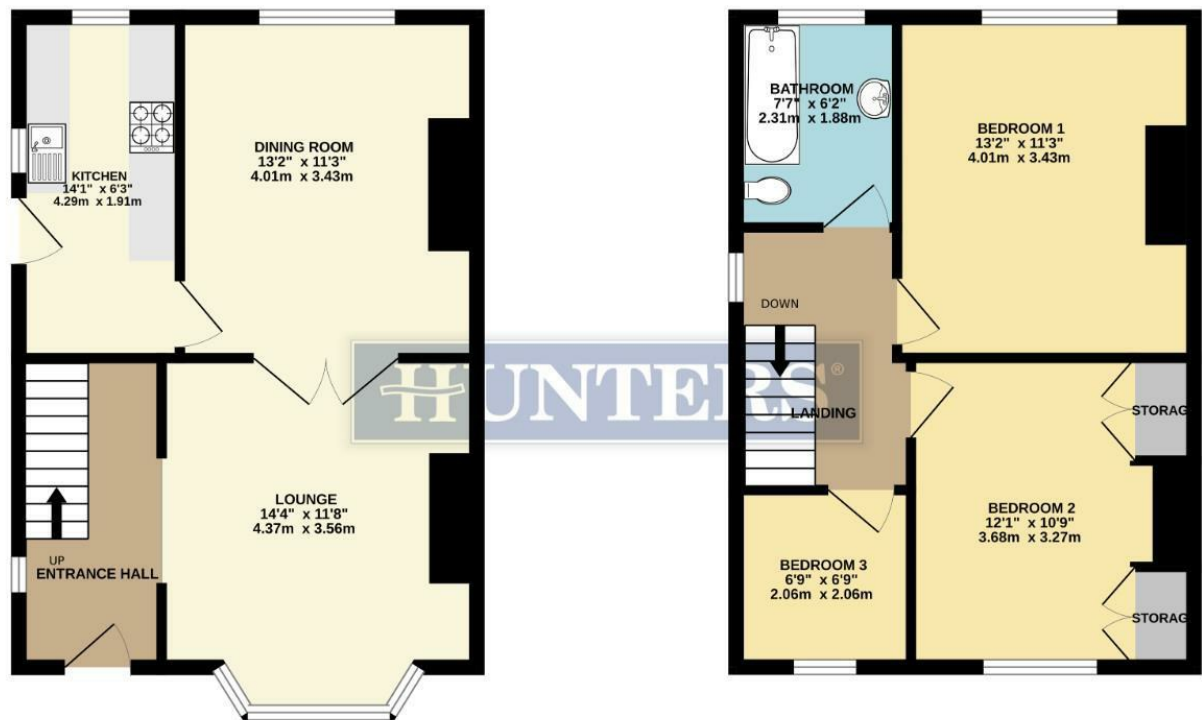
A family bathroom, fully tiled walls in serene tones and vinyl flooring, fitted with three piece suite. Comprising of panelled bath, low flush WC and wash hand basin. Wall mounted radiator and frosted uPVC window to the rear with newly fitted glass.

EXTERIOR

The magnificent grounds of this family home make a great impression on any guest. To the rear is a large enclosed garden area. Separated into two different parts with beautiful lawned garden area surrounded by plants and shrubs and its very own pond adding to the beauty of the garden. To the rear end of the garden is where you will find its very own vegetable patch, extra bonus with anyone with green fingers.

The front of the property has great kerb appeal. Having large driveway leading all the way down the side of the property, creating enclosed off street parking via iron gates. Beautiful low maintenance pebbled area with path leading to the front entrance door.

Floorplan



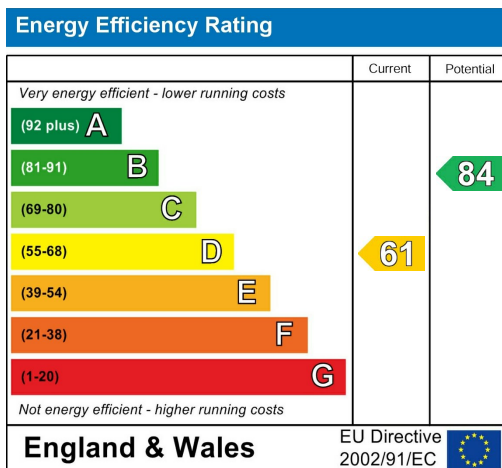
TOTAL FLOOR AREA: 607 sq ft (56.3 sq m)







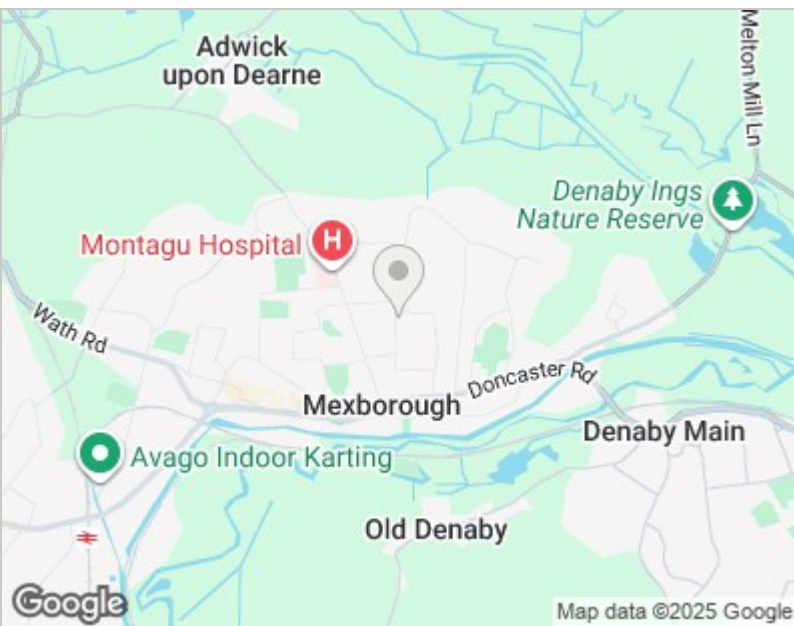
Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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