



Sandrock Road, Harworth Doncaster DN11 8PH



welcome to

Sandrock Road, Harworth Doncaster

Perfect FIRST TIME BUYER or FAMILY HOME, offering a SPACIOUS LOUNGE, CONSERVATORY and THREE GOOD SIZED BEDROOMS. Having FRONT & REAR GARDENS and STORAGE GARAGE. Must be viewed to appreciate the accommodation on offer!



Ground Floor Accommodation

Entrance Hall

Inviting entrance having a central heating radiator, coving to the ceiling and stair access to the first floor accommodation.

Lounge

Spacious lounge, possessing a gas fire with back, hearth and surround, a central heating radiator, dado rail to the wall and coving to the ceiling. Sliding patio doors leading to the conservatory and a front facing double glazed window.

Kitchen / Diner

Fitted with a good range of cabinetry comprising of wall, base units plus complimentary worktops. Benefitting from an integrated oven and hob, sink and drainer plus having space for a slimline dishwasher and a fridge/freezer. Having tiled splashbacks, a side facing double glazed window and a rear entrance door. A central heating radiator, recessed lights and tiling to the floor.

Conservatory

Lean to style conservatory having double glazed French doors, lighting and a central heating radiator.

Utility

Currently being used as a utility, having base units, drawers, a worktop and plumbing for a washing machine.

First Floor Accommodation

Landing

Having loft access, coving to the ceiling and a side facing double glazed window.

Bedroom One

Spacious double bedroom, having a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Two

Double bedroom, having built in wardrobes, a ceiling fan, a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Three

Boasting a front facing double glazed window with hanging rail, recessed lights, coving to the ceiling and a central heating radiator.

Bathroom

Surrounded by part tiled walls, fitted bath with overhead shower, wc, vanity wash hand basin and recessed lights. Benefitting from coving to the ceiling, a central heating radiator and a rear facing double glazed window with obscured view.

External

The property is set back from the road behind a low level brick built wall and has a grassed lawn with some sporadic shrubs.

The generous size rear garden is fenced and enclosed with a grassed lawn, mature hedging and a variety of plants and shrubs. In addition, there is a good size block paved patio area to relax and enjoy the sunshine in the summer months.

Storage Garage

19' 8" x 10' 3" (5.99m x 3.12m)

Agents Notes

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

The sale of this Property is subject to the Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

It is our understanding that the property is not registered at the Land Registry. Your conveyancer will take the necessary steps and advise you accordingly.



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Sandrock Road, Harworth Doncaster

- Semi - Detached Home
- Three Good Sized Bedrooms
- Conservatory
- Generous Rear Garden
- Storage Garage

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

£165,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108147 - 0003

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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