



Windermere Avenue, Harworth, Doncaster DN11 8HR



welcome to

Windermere Avenue, Harworth, Doncaster

Lovely TWO BEDROOM Semi-Detached House in a popular CUL DE SAC Location. Featuring TWO DOUBLE BEDROOMS, FRONT & REAR GARDENS and OFF ROAD PARKING. Must be viewed to appreciate the accommodation on offer!



Ground Floor Accommodation

Entrance Hall

Warm entrance having access to the storage room.

Lounge

Cosy reception room, having a log burner, sliding patio doors and a central heating radiator.

Kitchen

Well equipped kitchen with a good range of modern white gloss cabinetry, complimentary worktops, a stainless steel sink with drainer and an integrated oven, hob and hood. Light and bright with two front facing double glazed windows, central heating radiator and a wall mounted boiler. Space for a fridge/freezer and a washing machine.

First Floor Accommodation

Landing

Split level landing having a rear facing double glazed window and a central heating radiator.

Bedroom One

Double bedroom, featuring a useful storage cupboard, rear facing double glazed window and a central heating radiator.

Bedroom Two

Double bedroom consisting of wardrobes, a front facing double glazed window and a central heating radiator.

Bathroom

Lovely bathroom, benefitting from a bath with overhead electric shower and shower screen. Vanity wash hand basin, heated towel rail and a front facing double glazed window with obscured view.

Wc

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

External

Open plan front garden with timber fencing to the side perimeters and a concrete driveway providing off road parking.

The generous rear garden is enclosed, mainly laid to lawn with a feature pebbled area, mature hedging and a paved patio.

Agents Notes

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

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.



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Windermere Avenue, Harworth Doncaster

- Lovely Semi - Detached Home
- Two Double Bedrooms
- Popular Area
- Off Road Parking
- Front & Rear Gardens

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

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108193 - 0008

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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