



Sandymount, Harworth Doncaster DN11 8QG

welcome to

Sandymount, Harworth Doncaster

IDEAL FIRST TIME BUY or BUY TO LET property. Semi-detached house benefiting from a GOOD SIZE GARDEN, CONSERVATORY and OFF ROAD PARKING. Available with NO ONWARD CHAIN. Viewing highly recommended.



Ground Floor Accommodation

Entrance Lobby

Lounge

12' 5" x 12' 2" incl recess (3.78m x 3.71m incl recess)
Main reception room having a front facing double glazed window and central heating radiator.

Kitchen/ Dining Room

15' 7" x 8' 11" (4.75m x 2.72m)
Fitted with a good range of modern wall and base units, complimentary work tops, inset sink with drainer and splashback tiling. Benefiting from integrated oven and hob with extractor fan above and having space for a fridge/freezer, washing machine and dining room table. Rear facing and two side facing double glazed windows plus recessed lights to the ceiling.

Conservatory

12' x 9' (3.66m x 2.74m)
A lovely addition to this property with views over the rear garden. Upvc construction and having double glazed French doors.

First Floor Accommodation

Landing

Side facing double glazed window.

Bedroom One

11' 7" x 11' 4" plus recess (3.53m x 3.45m plus recess)
Double bedroom with front facing double glazed window and central heating radiator.

Bedroom Two

10' 4" x 7' 4" (3.15m x 2.24m)
Good size second bedroom with rear facing double glazed window and central heating radiator.

Bathroom

Stylish bathroom comprising of bath with shower over and screen, wash hand basin and wc. Tiling to the walls, rear facing double glazed window with obscure glass and heated towel rail.

External

To the front elevation is a concrete hard standing providing off road parking. Side access to the storage garage and garden.
The rear garden is of a good size garden enclosed by timber fencing having a paved seating area, lawn and useful storage outbuilding.

Storage Garage

19' 9" x 10' 1" (6.02m x 3.07m)
Side courtesy door. Main up and over door currently not in operation.

Agents Notes

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



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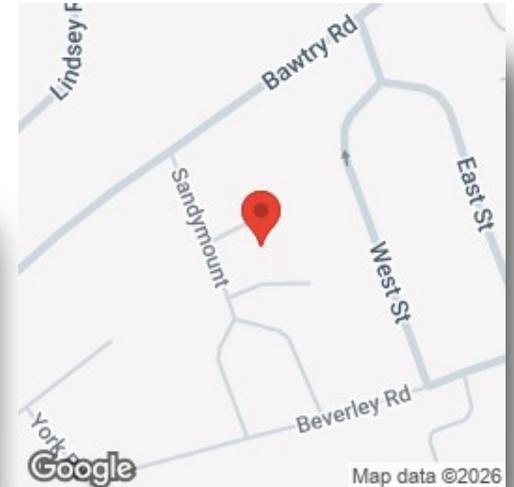
welcome to

Sandymount, Harworth Doncaster

- Well Presented Semi-Detached House
- Popular Area
- Ideal First Time Buy
- Conservatory
- Two Bedrooms

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

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108144 - 0002

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