



**Amanda Road, Harworth Doncaster DN11 8HS**



**welcome to**

**Amanda Road, Harworth Doncaster**

Two Bedroom Semi-Detached Home, occupying a generous CORNER PLOT, boasting two RECEPTION ROOMS, Well Kept GARDENS, DRIVEWAY a generous storage GARAGE. HUGE POTENTIAL TO IMPROVE AND EXTEND (subj. to planning permission)



## **Auctioneer's Comments**

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## **Ground Floor Accommodation**

### **Side Porch**

### **Entrance Hall**

Accessed via a side facing entrance door and having a central heating radiator and storage cupboard.

### **Kitchen**

Fitted with a range of wall and base units with worktop over and a stainless steel sink with drainer. Having tiled splashbacks, space for a washing machine and cooker and a front facing double glazed window.

## **Dining Room**

Having a front facing double glazed window and a central heating radiator with sliding doors through to the lounge.

## **Lounge**

Main reception room with central heating radiator, wall lights and sliding patio doors to the conservatory.

## **Conservatory**

With fitted vertical blinds and doors leading out to the rear garden.

## **First Floor Accommodation**

### **Landing**

Loft access and storage cupboard.

### **Bedroom One**

Double bedroom with a rear facing double glazed window, central heating radiator, coving to the ceiling and a storage cupboard housing the hot water tank.

### **Bedroom Two**

Double bedroom with a front facing double glazed window, coving to the ceiling and central heating radiator.

### **Bathroom**

Fitted with a bath with shower over and wash hand basin. Having a front facing double glazed window with obscure glass.

### **Wc**

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

## **External**

Walled front garden mainly laid to lawn with planted borders and wrought iron pedestrian gate. Double wrought iron gates lead to the block paved driveway and storage garage which is flanked by a lawned side garden surrounded by a low level brick wall and timber fence panelling to the side perimeters.

To the rear is a garden which is enclosed by timber and wire fencing and comprises of a lawn with planted borders.

## **Storage Outbuilding**

Attached to the rear of the property with potential to be knocked through from the hallway, housing the boiler.

## **Storage Garage**

Detached storage garage with side courtesy door and front facing access 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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## Amanda Road, Harworth Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
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- Buyers fees apply

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

guide price

**£110,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108113 - 0002

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