

horton knights of doncaster

sales  
lettings  
and service



Avon Road, Harworth, Doncaster, DN11 8SX  
Asking Price £185,000 - £10,000 ALLOWANCE TOWARDS DEPOSIT



\*\*\*£5,000 ALLOWANCE TOWARDS DEPOSIT\*\*\*  
Modern 3 Bedroom Semi-Detached / Pristine Inside / Pvc Double Glazing / Fitted Dining Kitchen / Ground Floor wc / Gas Fired Central Heating / En-suite Shower Room / Enclosed Rear Garden / Off Street Parking / Close to Local Amenities //

Set on this brand new Estate this modern 3 bedroom semi-detached house is absolutely pristine inside and benefits from pvc double glazing and gas fired central heating via a combi boiler. The accommodation on offer comprises: Entrance hall, ground floor wc, lounge, fitted dining kitchen. First floor landing: A principle bedroom with an immaculate en-suite shower room, 2 further really good size bedrooms and a main bathroom which looks like it has barley been touched. Outside the property offers off street parking to the front, and a nice enclosed garden to the rear ideal for children and/or pets. Located where the property affords it good access to local amenities in both Tickhill, Bawtry and Harworth itself as well as access to the A1 for anyone needing to commute. All in all it really is a property where you can just turn up put your belongings in and enjoy. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ALL IT HAS TO OFFER.

**ACCOMMODATION**  
A double glazed entrance door gives access to Entrance hall.

**ENTRANCE HALL**  
This has a central heating radiator, electricity consumer unit.

**GROUND FLOOR WC**  
This is smartly fitted with a white suite comprising low flush wc, pedestal wash hand basin. There is a tile effect vinyl floor covering, extractor fan and a central heating radiator.

**LOUNGE**  
**15'1" x 16'3" (4.60m x 4.95m)**  
This is a really lovely bright room decorated in a nice modern style with double glazed windows to the front and side elevations, a double panelled central heating radiator and stairs rising to the first floor accommodation.

**DINING KITCHEN**  
**15'1" x 10'6" (4.60m x 3.20m )**  
Once again immaculately presented with a range of matt finished light grey wall mounted cupboards and base units with a rolled edge work surface incorporating 1½ bowl stainless steel sink with tiling to the splashback areas. There is a gas cooker point and plumbing for a washing machine with appliance recess plus space for a tall fridge freezer. The dining area has a double panelled radiator with pvc French style doors giving access into the rear garden and a wood effect vinyl floor covering and a further pvc double glazed window overlooking the garden from the sink.

**FIRST FLOOR LANDING**  
This has a central heating radiator, built-in over stairs storage cupboard with shelving for linen and doors leading off to the remaining accommodation.

**BEDROOM 1**  
**13'9" x 8'6" (4.19m x 2.59m)**  
A good size double room with a pvc double glazed window to the front and a double panelled central heating radiator.

**EN-SUITE SHOWER ROOM**  
This is smartly fitted with a 3 piece white suite comprising of a low flush wc, pedestal wash hand basin and shower cubicle housing a mains plumbed shower. There is tiling to the shower cubicle and splashbacks areas with a tile effect vinyl floor covering, an extractor fan, a shaving socket, tiled window sill and a pvc double glazed window to the side elevation.

**BEDROOM 2**  
**10'2" x 8'6" (3.10m x 2.59m)**  
Another nice double bedroom with a pvc double glazed window overlooking the garden to the rear and a central heating radiator.

**BEDROOM 3**  
**8'9" x 6'3" (2.67m x 1.91m)**  
This is a good size single room and has a pvc double glazed window to the front and a central heating radiator.

**HOUSE BATHROOM**  
This is very smart and cleanly kept with an immaculate 3 piece white suite comprising of a low

flush wc, pedestal wash hand basin, panelled bath with a mains plumbed shower and brushed aluminum and glass shower screen. There is tiling to the bathing and splashback areas including a tiled window sill, a double panelled radiator, extractor and a pvc double glazed window to the rear elevation.

**OUTSIDE**  
To the front of the property there is a block paved driveway providing a double width drive giving off-street parking for 2 vehicles.

**REAR GARDEN**  
To the rear of the property there is an enclosed rear garden which has a paved patio leading to a lawned area and then steps up to a further terraced area which again is laid to lawn with cast iron railings and timber fencing to the outer boundary plus there is an external light and tap attached to the rear elevation of the house.

**AGENTS NOTES:**  
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, as per built in 2024.

HEATING - Gas radiator central heating. Age of boiler as per built in 2024.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with

download speeds of up to xxxx mbps and upload speeds of up to xxxx mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like.

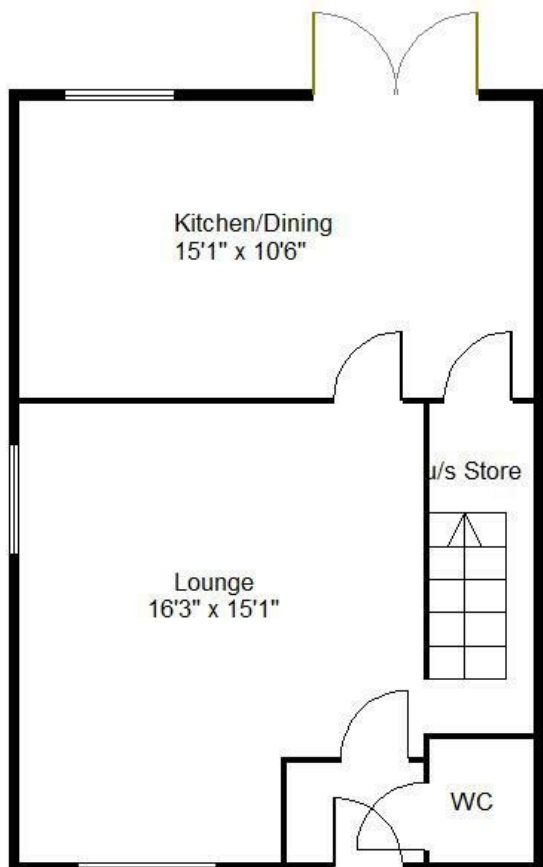
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

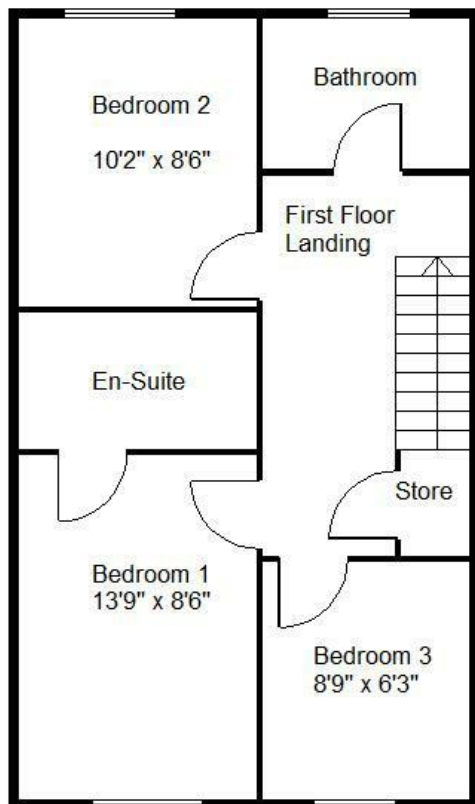
OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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Ground Floor



First Floor

