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Pershore Drive, Harworth, Doncaster, DN11 8FE
Asking Price £170,000

This is a lovely smart and neutrally presented property set on this modern estate near Doncaster. The accommodation benefits from pvc double glazing and gas fired central heating throughout and comprises: Entrance hall, ground floor wc, lounge, dining kitchen with some integrated appliances. First floor landing: Principle bedroom with en-suite shower room, 2 further good size bedrooms as well as a 3rd bedroom. A main house bathroom again with a white suite. Outside the property has off street parking to the front and a generous enclosed rear garden. The location of the property within Harworth gives it good access to a wealth of local amenities including; shops and supermarkets and also offers access to the very popular Tickhill and Bawtry from its position plus the A1 road network and all of the new amenities therein. There is no onward chain with this property so viewing is highly recommended to appreciate all it has to offer.

ACCOMMODATION

A double glazed composite style door gives access to Entrance hall.

ENTRANCE HALL

This has a ceramic tiled floor, a central heating radiator, stairs rising to the first floor and doors leading off to the ground floor accommodation.

GROUND FLOOR WC

This is fitted with a white suite comprising of a low flush wc and pedestal wash hand basin with the tiled floor continued through from the entrance hall, a central heating radiator, matching tile splashback and window cill and a pvc double glazed window to the front.

LOUNGE

14'4" x 12'0" (4.37m x 3.66m)

This is a lovely bright room with a pvc double glazed window to the front, a central heating radiator and a large understairs storage cupboard.

DINING KITCHEN

15'2" x 8'10" (4.62m x 2.69m)

This is fitted with a range of light dove grey Shaker style wall mounted cupboards and base units with a quartz style work surface incorporating a 1½ bowl stainless steel sink unit with a mixer tap and single drainer. There is an integrated electric fan assisted oven with matching brushed stainless steel 4 ring gas hob splashback and an extractor hood above. There is plumbing for a dishwasher and an

automatic washing machine with a quartz style splashback again matching the work surface, a pvc double glazed window to the rear and double glazed French style doors giving access into the rear garden, grey marble style ceramic tiled floor and an extractor fan.

FIRST FLOOR LANDING

There is access to the loft space and doors leading off to the remaining accommodation.

BEDROOM 1

9'9" x 9'6" (2.97m x 2.90m)

This is a good size double room with a pvc double glazed window to the front and a central heating radiator plus a built-in over stairs storage cupboard with a hanging rail.

EN-SUITE SHOWER ROOM

This is very smartly fitted out with a 3 piece suite comprising of a low flush wc, pedestal wash hand basin and a shower cubicle housing a mains plumbed shower with attractive tiling to the shower cubicle and splashback areas and further ceramic tiling to the floor, a central heating radiator, an extractor fan and a pvc double glazed window to the front elevation.

BEDROOM 2

9'3" x 7'7" (2.82m x 2.31m)

This is a double room with a pvc double glazed window overlooking the rear garden and a central heating radiator.

BEDROOM 3

7'7" x 5'10" (2.31m x 1.78m)

This has a pvc double glazed window to the rear and a central heating radiator.

HOUSE BATHROOM

This is fitted with a 3 piece white suite comprising of a low flush wc, pedestal wash hand basin and a panelled bath. There is tiling to the bathing and splashback areas and further ceramic tiling to the floor, a central heating radiator, an extractor fan and a pvc double glazed window to the side elevation.

OUTSIDE

To the front of the property there is a small area of lawn and a tarmacked driveway providing off street parking.

REAR GARDEN

The rear garden is relatively generous in size for a new build property and has a paved patio leading to a lawned area with timber fencing to the boundary and a useful timber storage shed. There is also an external light and water tap attached to the rear elevation of the property.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler approximately 5 years old.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 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.

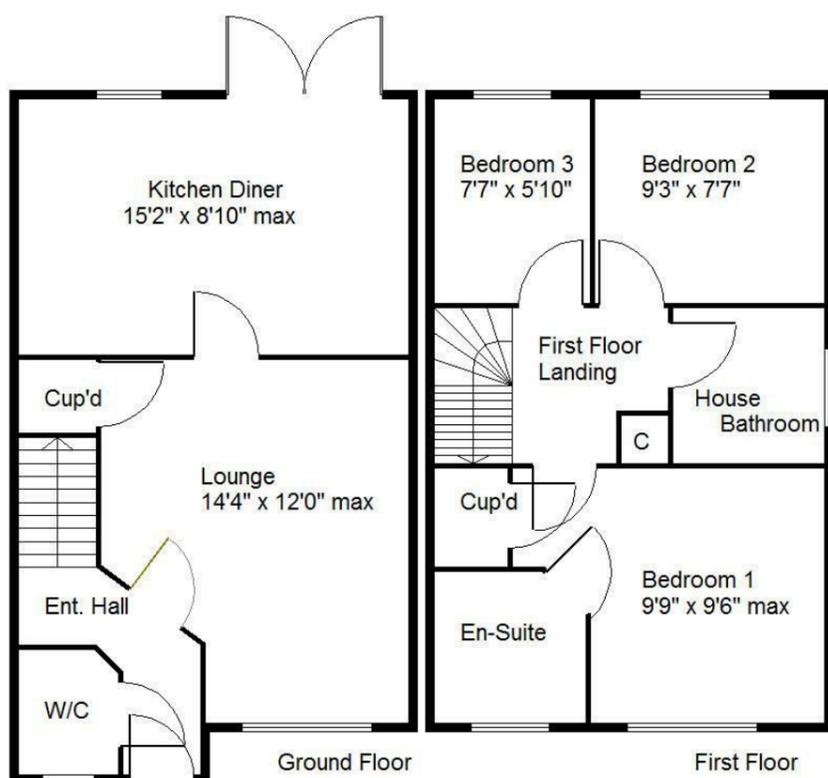
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	