



Harlington Road

Mexborough, Doncaster, S64 0DF

Guide Price £170,000 - £180,000

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- THREE BEDROOM SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- SPACIOUS DIMENSIONS
- EPC RATING: D

- OFF ROAD PARKING
- BEAUTIFUL LARGE ENCLOSED GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

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CALL NOW TO AVOID MISSING OUT ON THIS SPECTACULAR. BEAUTIFULLY PRESENTED, THREE BEDROOM SEMI DETACHED PROPERTY, LOCATED WITHIN MEXBOROUGH. Boasting generous dimensions, enclosed large rear garden with off road parking to the front. Close to all local amenities with sought after schools for the area being within walking distance, close to Swinton and Mexborough towns offering supermarkets, local business and public houses, good links to Barnsley, Rotherham and Doncaster and within easy reach of the A1 and M1 making this an ideal spot for any family or couple. Property briefly comprises of Lounge, Dining Room, Kitchen, three Bedrooms and family Bathroom. VIEWINGS ARE A MUST!

ENTRANCE HALL

Spacious entrance hall giving a warm welcome to the home. Comprising of laminate flooring, two wall mounted radiator and uPVC window to the side. Open doorway leading straight into the Lounge area with carpeted stairs rising to the first floor.

LOUNGE

11'8" x 14'4" including bay window (3.56m x 4.37m including bay window)

Beautifully designed living area with large uPVC bay window to the front filling the room with natural sources of light. Carpet flooring with wall mounted radiator having plenty of space for furniture. Gas fire with surround giving a focal point to the room with large double doors leading straight into the dining area creating the perfect space for entertaining family and friends.

DINING ROOM

11'3" x 13'2" (3.43m x 4.01m)

Perfect room to sit and enjoy a family meal, comprising of beautiful oak flooring, wall mounted radiator and uPVC window looking out into the rear garden. Plenty of room for dining table and chairs with further door leading to the Kitchen.

KITCHEN

6'3" x 14'1" (1.91m x 4.29m)

Here we have the Kitchen. Offering a beautiful fitted kitchen with an array of wall and base units providing plenty of storage space with complimentary work surface over, built in four ring gas hob and electric oven, stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine and space for tall fridge freezer. Benefitting from tile flooring with wall mounted radiator, two uPVC windows and uPVC door leading outside to the side of the property.

LANDING

From the spacious landing doorways lead to all three bedrooms and family bathroom. Comprising of carpet flooring and uPVC window to the side elevation.

BEDROOM ONE

11'3" x 13'2" (3.43m x 4.01m)

A large master bedroom boasting beautiful view of the garden with the extra storage space we all crave. Benefiting from carpet flooring, wall mounted radiator and uPVC window.

BEDROOM TWO

10'9" x 12'1" (3.28m x 3.68m)

A further good sized double bedroom with plenty of room for extra bedroom furniture, built in wardrobes with wall mounted radiator, laminate flooring and uPVC window to the front elevation.

BEDROOM THREE

6'9" x 6'9" (2.06m x 2.06m)

A single sized bedroom comprising of warm décor with carpet flooring and uPVC window to the front elevation.

BATHROOM

6'2" x 7'7" (1.88m x 2.31m)

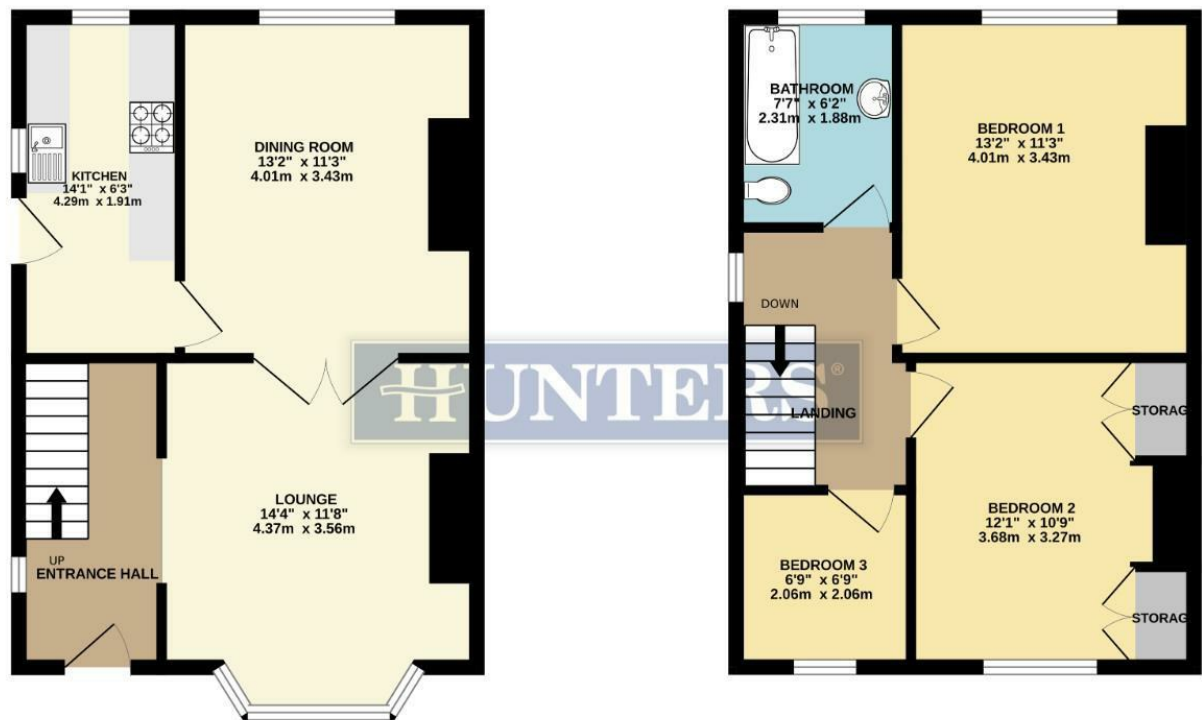
A family bathroom, fully tiled walls in serene tones and vinyl flooring, fitted with three piece suite. Comprising of panelled bath, low flush WC and wash hand basin. Wall mounted radiator and frosted uPVC window to the rear.

EXTERIOR

The magnificent grounds of this family home make a great impression on any guest. To the rear is a large enclosed garden area. Separated into two different parts with beautiful lawned garden area surrounded by plants and shrubs and its very own pond adding to the beauty of the garden. To the rear end of the garden is where you will find its very own vegetable patch, extra bonus with anyone with green fingers.

The front of the property has great kerb appeal. Having large driveway leading all the way down the side of the property, creating enclosed off street parking via iron gates. Beautiful low maintenance pebbled area with path leading to the front entrance door.

Floorplan



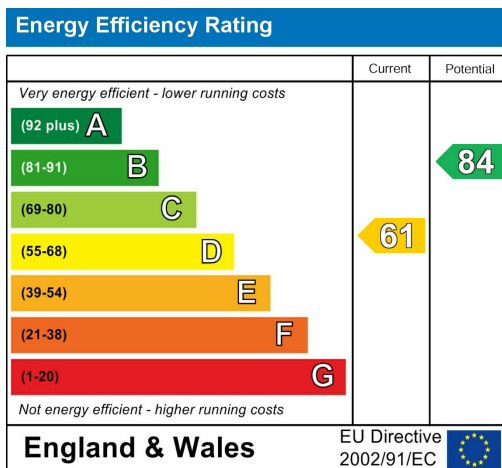
TOTAL FLOOR AREA: 607 sq ft (56.3 sq m)







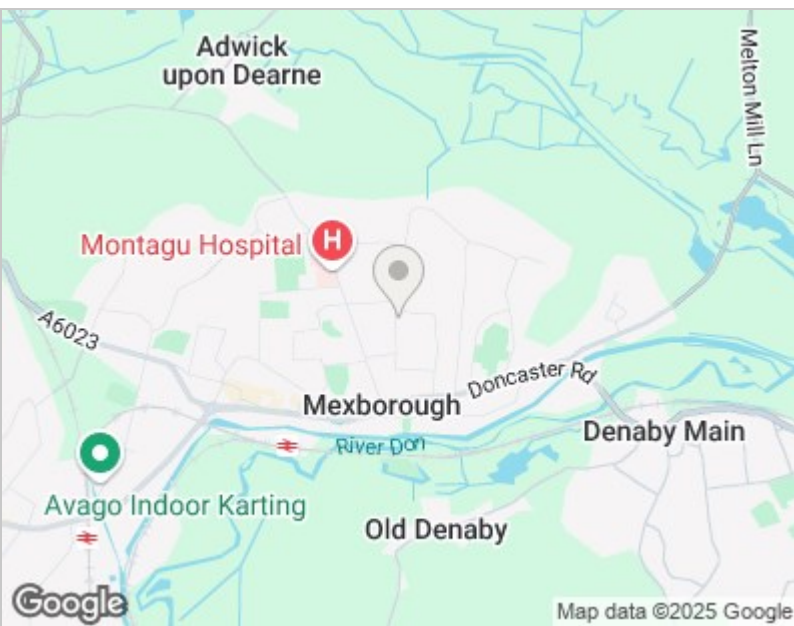
Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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