

BURGIN ATKINSON

& C O M P A N Y



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ATKINSON

57 Baulk Lane

Harworth, Doncaster, DN11 8PF

£210,000



EXCEPTIONALLY PRESETNED THREE BEDROOM SEMI DETACHED HOME - RECENTLY RENNOVATED THROUGHOUT INCUDING A FULL REWIRE, PLUMBING + NEW BOILER - OPEN PLAN KITCHEN LIVING AREA - LARGE DETACHED GARAGE - ENCLOSED REAR GARDEN - OFF STREET PARKING



Description

This beautifully presented and recently renovated property is situated on Baulk Lane, Harworth. Harworth boasts a range of facilities and amenities as well as Primary Schools and easy access to the A1 Motorway.

Internally, this accommodation begins in the welcoming entrance hall which provides access into the modern and open plan kitchen living space. The kitchen itself, being recently fitted, offers integral appliances including a BOSCH oven and cooker with extractor hood above, wine cooler and dishwasher. The dining area offers double patio doors that lead out into the rear garden and the living room is cosy, featuring a log burner with wooden beam mantle piece above.

To the first floor, you will find two double bedrooms, one with wall panelling and a third smaller bedroom which is still of a good size. The three piece suite family bathroom hosts a 'L' shape bath with overhead rainfall shower, a hand wash basin set into a vanity unit and a w/c.

Externally, the rear garden is mostly laid to lawn with a patio area. To the rear of the plot is another patio area complementing the raised decking and pergola area with space for a hot tub. To the front of the property is a spacious drive way offering parking access for at least two vehicles. The driveway leads down the side of the property offering access to the spacious, detached garage.

To view this property, please give us a call on 01777 712611.

Kitchen/Living Area 23'6" x 11'9" (7.17 x 3.59)

Bedroom One 12'11" x 9'8" (3.95 x 2.95)

Bedroom Two 10'3" x 11'1" (3.13 x 3.40)

Bedroom Three 9'1" x 8'0" (2.79 x 2.44)

Bathroom 5'6" x 6'5" (1.68 x 1.97)

Garage 31'4" x 9'4" (9.57 x 2.85)

General Remarks & Stipulations

Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.

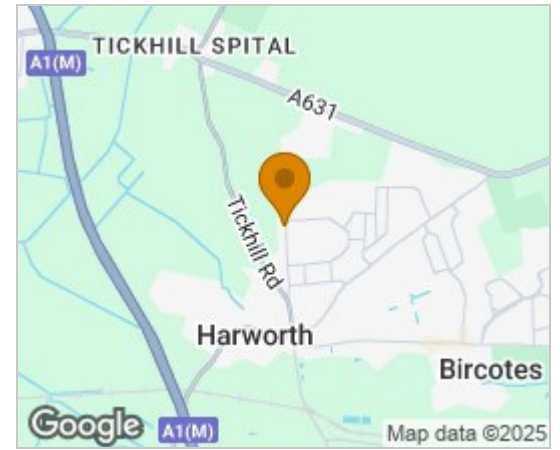
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

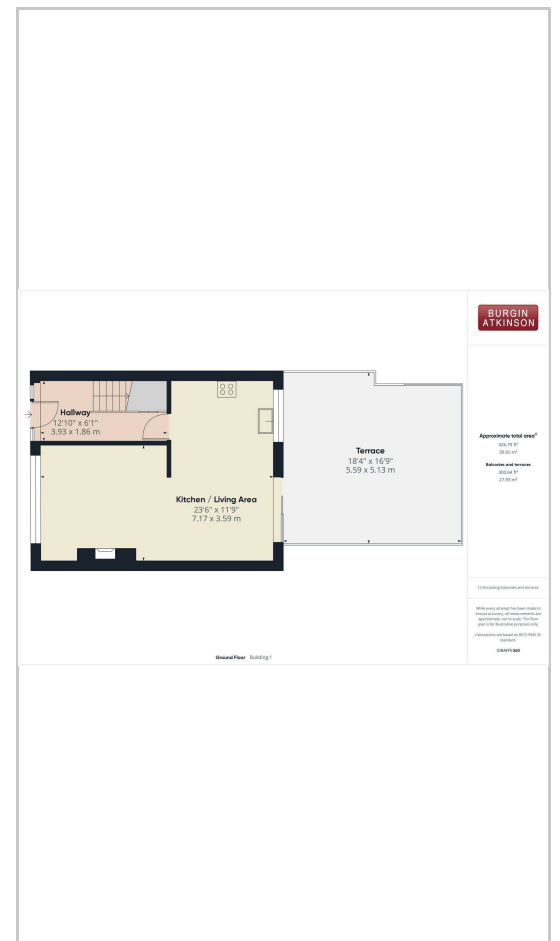
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

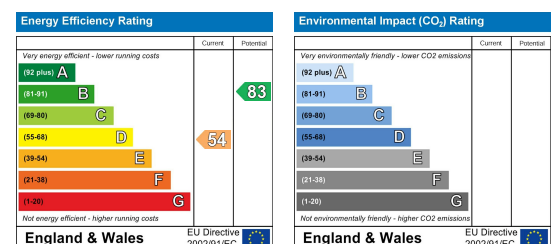
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.