

15 Sandymount, Harworth



Asking Price Of £105,000

A superb opportunity, this extended and generously proportioned two bedroom semi detached family home which requires some modernising to create a wonderful family home situated in a great position with a large workshop and sun trap rear garden.

An early inspection is highly recommended to appreciate what a gem this property is and has already gone through some of the renovation work, benefitting from UPVC double glazed windows and doors, gas central heating, open plan lounge and dining room with open grate fire place, extended kitchen, ground floor shower cloakroom, understairs utility area, two double bedrooms and a generous family bathroom with roll top bath,

The property may appeal to a young family wanting to get this wonderful property exactly how they want it and briefly comprises of: Entrance lobby, lounge through to Dining room, Kitchen, Ground floor shower cloakroom, Hall way utility, First floor landing, Large master bedroom, further double bedroom, large family bathroom.

This charming property resides within Sandymount in a very pleasant position with wrought iron gates opening to a lawn front garden with shared drive way access leading to a parking area at the rear with large workshop. To the rear of the workshop is a sun trap garden which is mainly laid to lawn with mature hedge boundaries and offers a good degree of privacy.

VIEWING HIGHLY RECOMMENDED VIA THE SELLING AGENT

GENERAL SITUATION AND DIRECTIONS

Harworth and Bircotes has an excellent assortment of local shops, supermarkets, leisure centre and amenities, and is also within walking distance to local schools. Harworth also enjoys ease of access the M18 and A1(M) motorway links, opening up many other regions within comfortable commuting distance.

Travelling from Bawtry to Tickhill on the A631, turn left onto Bawtry road leading towards Harworth. Proceed on Bawtry road and take the fourth turning on the left into Sandymount, the property is situated on the right hand side with our For Sale board in the garden.

ACCOMMODATION

An attractive white UPVC door with a double glazed stained glass window opens to the entrance hall.

ENTRANCE HALL

Stairs rise to the first floor, there is a glazed wooden door opening to the lounge and a central heating radiator.

LOUNGE

12' 8" x 12' 5" (3.86m x 3.78m) A superb lounge benefitting from being open plan to the dining room, having a feature open grate fire place with tiled inset,hearth and a decorative wood surround, A pleasant outlook through a front facing UPVC double glazed window, various power sockets, TV Aerial point, telephone socket,central heating radiator and an arch way leads to the dining room.



DINING ROOM

9' 4" x 8' 10" (2.84m x 2.69m) Following on from the lounge with glazed wooden doors opening to the kitchen and an inner hall way and ground floor shower room. having a double power socket,central heating radiator and a feature window looking into the kitchen.



KITCHEN

10' 3" x 6' 10" (3.12m x 2.08m) Having a range of gloss white wall and base cupboards with display cabinet, roll top work surfaces and ceramic wall tiles,Ceramic 1 1/2 bowl sink with chrome mixer tap nicely positioned to a UPVC double glazed window offering a pleasant outlook, having a free standing cooker and fridge/freezer point,space and provisions for a washing machine,various power sockets, central heating radiator and a UPVC door with double glazed panel opens to the side elevation.



SHOWER ROOM

An inner hall way with a wall mounted gas boiler and provisions for washing machine gives access to the ground floor shower room, having a corner shower cubicle, wash hand basin with pedestal, matching w.c, central heating radiator, extractor fan, UPVC double glazed obscure window and part tiled walls.



FIRST FLOOR LANDING

Stairs rise to the first floor with white six panel doors opening to both bedrooms and the family bathroom, having a side facing UPVC double glazed window,power socket,central heating radiator and loft access to the ceiling.

MASTER BEDROOM

12' 8" x 11' 5" (3.86m x 3.48m) A great sized master bedroom which has just been plastered, having a front facing uPVC double glazed window providing a pleasant outlook, various power sockets, central heating radiator and an alcove for bedroom furniture.



BEDROOM 2

10' 5" x 7' 4" (3.18m x 2.24m) A nice sized rear facing bedroom with a pleasant outlook of the rear garden through a UPVC double glazed window, having various power sockets, telephone point, central heating radiator and oak effect laminate flooring.



FAMILY BATHROOM

8' 1" x 7' 3" (2.46m x 2.21m) A generous sized family bathroom incorporating a free standing roll top bath with claw feet and chrome taps, ornate wash hand basin with pedestal, matching w.c, central heating radiator, extractor fan uPVC double glazed obscure window and part gloss white ceramic wall tiles.



OUTSIDE

Having a lawn garden to the front with shared access via wrought iron gates opening to a drive way and leading to a parking area at the rear. From the parking area is access to a large workshop (approximately 34' x 14') with a steel up and over door, side door and window. Beyond the workshop is a sun trap garden mainly laid to lawn with mature boundaries offering a good level of privacy.



OUTSIDE



Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

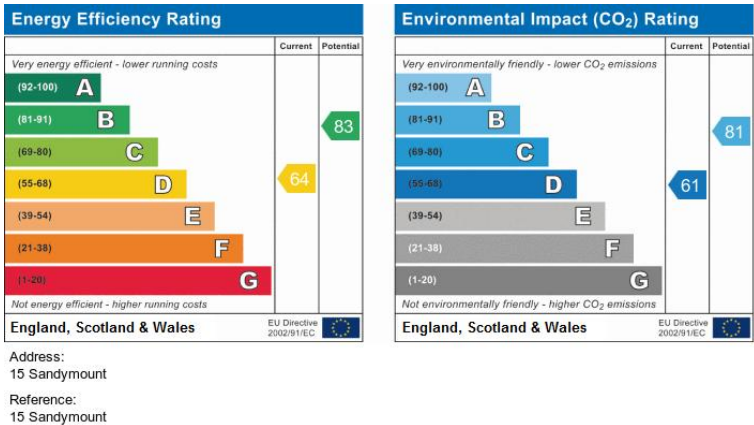
Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

LOCATION MAP

ENERGY PERFORMANCE GRAPHS



FLOOR PLAN

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.