



Mirabelle Way, Harworth Doncaster DN11 8DA

welcome to

Mirabelle Way, Harworth Doncaster

Beautifully Presented Home, ideal for FIRST TIME BUYERS. Boasting a MODERN KITCHEN, Downstairs WC, TWO Good Sized BEDROOMS, an enclosed LOW MAINTENANCE REAR GARDEN and TWO Off Road PARKING SPOTS. Must be viewed to appreciate the accommodation on offer!



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Ground Floor Accommodation

Entrance Hall

Inviting entrance hall.

Cloakroom

A practical cloakroom, having a wc, wash hand basin, central heating radiator and a side facing double glazed window.

Lounge

Contemporary main reception room, boasting feature panelling to one wall, a front facing double glazed window, central heating radiator and housing the stairs to the first floor accommodation.

Kitchen

Modern kitchen with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer. Featuring an integrated fridge/freezer, electric oven with gas hob, extractor fan and dishwasher. Having a plinth heater, rear facing double glazed french doors with sidelights, useful storage cupboard, recessed lights, and space for a washing machine.

First Floor Accommodation

Landing

Having loft access and a central heating radiator.

Bedroom One

Double bedroom, complete with fitted wardrobes, a storage cupboard, feature panelling to one wall, a front facing double glazed window and a central heating radiator.

Bathroom

Fitted bath with shower over and glass shower screen, wc and a pedestal wash hand basin. Surrounded by part tiled walls, owning a chrome heated towel rail and a side facing double glazed window with obscured view.

Bedroom Two

Double bedroom, having a rear facing double glazed window and a central heating radiator.

External

The property boasts tidy block paving to the front elevation, offering two off road parking spaces. Heading to the rear elevation through the side pedestrian access gate, you are met with a good sized garden having a well maintained grass lawn, paved patio area being enclosed by timber fence panels.

Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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Mirabelle Way, Harworth Doncaster

- Lovely Semi - Detached Home!
- *** Internal Images Coming Soon ***
- Perfect First Time Buyer Property
- Two Off Road Parking Spaces
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108301 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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