



Churchills

Cygnets Drive
Mexborough, S64 0FG

- FOUR BEDROOM
- DETACHED HOUSE
- BI FOLD DOORS
- MODERN THROUGHOUT

Asking Price Of £265,000

EPC Rating B





Property Description

This excellent four bedroom detached house is situated in a very good area of Mexborough. Close to local leisure centre and a short trip to town centre and local bus and train stations. Ideal for any growing family, this property needs to be viewed to appreciate the level of accommodation on offer.

GROUND FLOOR ACCOMMODATION

Composite double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator. storage cupboard off. Storage cupboard off with Space and plumbing for an automatic washing machine. Doorway to garage.





DOWNSTAIRS WC

5' 10" x 5' 4" (1.78m x 1.65m) uPVC double glazed window to front elevation. Suite in white comprising of low flush WC and hand wash pedestal basin. Single panelled central heating radiator. Fully tiled to all walls. LED downlights to ceiling. Extractor fan.



BREAKFAST KITCHEN / RECEPTION TWO

21' 7" x 9' 11" (6.60m x 3.04m) uPVC double glazed bi-fold doors to rear garden. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with extractor over. Integrated appliances include microwave, fridge, freezer and dishwasher. One and a half bowl single drainer sink unit with mixer tap. Double panelled central heating radiator, LED downlights to ceiling. Extractor fan.

LOUNGE

14' 1" x 10' 4" (4.31m x 3.17m) uPVC double glazed window to rear elevation. Double panelled central heating radiator. TV aerial socket.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway with handrail, spindles and newel posts. Single panelled central heating radiator. Double storage cupboard off housing boiler.



BEDROOM ONE

14' 6" x 10' 3" (4.42m x 3.13m) uPVC double glazed window to rear elevation. Single panelled central heating radiator. Range of built in wardrobes to one wall.

EN SUITE

7' 5" x 6' 2" (2.28m x 1.90m) uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash basin with storage beneath. Double shower cubicle with rail shower. LED downlights to ceiling. Built in vanity unit. Fully tiled to all walls. Heated towel rail and extractor fan.



BEDROOM TWO

10' 2" x 9' 9" (3.11m x 2.98m) uPVC double glazed window to rear elevation. Single panelled central heating radiator. Range of built in wardrobes to one wall.

BEDROOM THREE

10' 3" x 9' 6" (3.14m x 2.91m) uPVC double glazed window to front elevation. Single panelled central heating radiator.



BEDROOM FOUR

10' 2" x 6' 6" (3.12m x 1.99m) uPVC double glazed window to front elevation. Single panelled central heating radiator.

BATHROOM

7' 3" x 5' 6" (2.22m x 1.68m) uPVC double glazed window to side elevation. Suite in white comprising of bath with direct feed rain shower, low flush WC and hand wash pedestal basin with storage beneath. Heated towel rail. Tiles to shower and splash back areas. LED downlights to ceiling.

INTEGRAL GARAGE

19' 4" x 10' 2" (5.90m x 3.10m) Up and over door. Pedestrian access to hallway. Light and power supplied.

OUTSIDE AND GARDENS

To the front is a double driveway and path to side leading to rear garden which is a good size. Enclosed with fencing all around and mostly grass and a small patio area.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.



MAKING AN OFFER

Before contacting a Building Society, Bank, Solicitors or Mortgage Advisor you should make an offer to Churchills. Any delay may result in the sale being agreed to another party incurring unnecessary costs. Under the Estate Agents Act (1979) you will be required to give us financial information in order to verify your position before we can recommend your offer to our vendor.

THINKING OF SELLING

If you like the way we present our property particulars and are considering selling your home, please contact us on 01709 582880 or email

info@churchillsestateagents.com for one of our qualified partners to give you a valuation and marketing advice of your home.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.





IMPORTANT INFORMATION

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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.



%epcGraph_c_1_378%

16 High Street
Mexborough
South Yorkshire
S64 9AS

www.churchillsstateagents.com
Info@churchillsstateagents.com
01709 582880

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.