

# Churchills



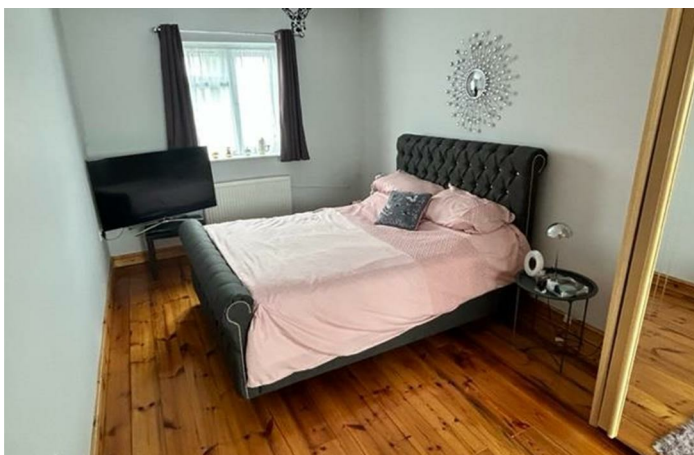
## Dryden Road Mexborough S64 0LF

- EXTENDED END TOWN HOUSE
  - FAMILY / DINING ROOM
  - LARGE GARDEN TO REAR
  - COMBINATION BOILER
- FOUR DOUBLE BEDROOMS
  - MODERN THROUGHOUT
- POTENTIAL OFF ROAD PARKING
  - EPC RATING C

**Asking Price £180,000 Freehold**







**\*\*\*EXCELLENT OPPOTUNITY\*\* To purchase this extended four bedroom end town house, modern throughout with attic bedroom. Close to town centre and a short walk to local leisure centre and convenient for M1/M18 and A1 link roads. Ideal for any first time buyers or growing family this property must be viewed to appreciate the level of accommodation on offer.**

### **Ground Floor Accommodation**

uPVC double glazed and panelled doorway opens into:

### **Entrance Lobby**

Stairs to first floor landing. Single panelled central heating radiator.

### **Lounge**

13'9" \* 12'2"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Niche fireplace housing a log burner with hearth. Double panelled central heating radiator.

### **Kitchen**

12'3" \* 9'9"

uPVC double glazed double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of double electric oven with gas hob with extractor over. Integrated appliances include fridge and freezer units and dishwasher. Tiles to splash back areas. One and a half bowl single drainer sink unit with mixer tap. Single panelled central heating radiator.

### **Family / Dining Room**

22'5" \* 9'10"

uPVC double glazed window to front elevation. Solid wood flooring. One single and one double panelled central heating radiators. uPVC double glazed French doors to rear elevation.

### **Rear Entrance Hallway**

Storage cupboard off housing combination boiler with Hive control. Ceramic tiles to floor. Single panelled central heating radiator.

### Utility Cupboard

Square edged work surface. Space and plumbing for an automatic washing machine. Ceramic tiles to floor.

### WC

uPVC double glazed window to rear elevation. Suite in white comprising of low flush WC and hand wash basin. Ceramic tiles to floor.

### First Floor Accommodation

#### Landing

Stairs from entrance hallway. Further stairway to attic bedroom.

#### Bedroom One

22'5" \* 9'10"

uPVC double glazed window to front and rear elevation. Two single panelled central heating radiators. Solid wood flooring.

#### Bedroom Two

12'4" \* 10'5"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

#### Bedroom Three

11'11" \* 10'4"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

### Family Bathroom

9'10" \* 8'0"

uPVC double glazed window to rear elevation. Suite in white comprising of bath, low flush WC, hand wash pedestal basin and separate shower cubicle with direct feed rain shower. Ceramic tiles to walls and floor. Single panelled central heating radiator. Heated towel rail. LED downlights to ceiling and extractor fan.

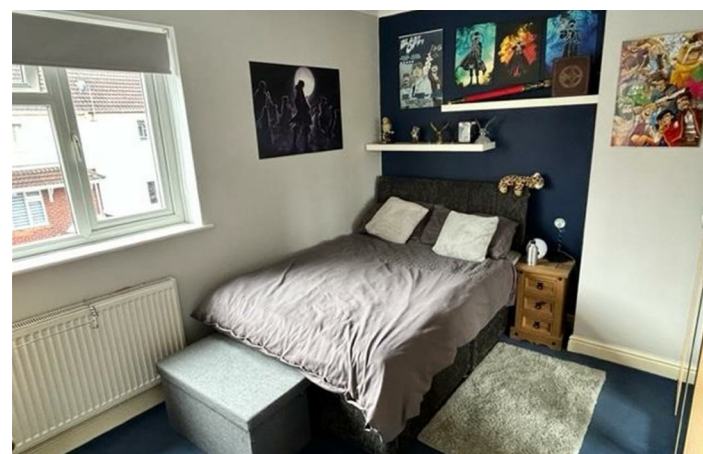
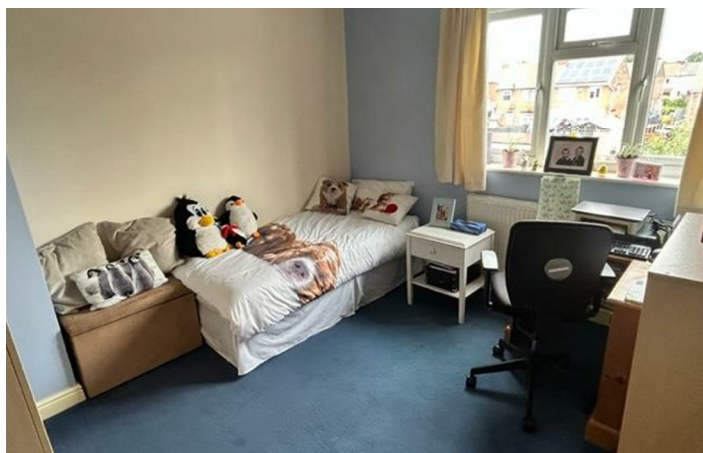
### Attic Bedroom

28'7" \* 10'4"

Two double glazed Velux roof elevation. Stairs from first floor landing. Single panelled central heating radiator. Storage to eaves.

### Outside and Gardens

To The front is a wall garden with grey patterned concrete and wrought iron gate leading to front door. To the rear is a large garden with patterned concrete patio area, block paved path leading to covered BBQ area and summer house. There is also a concrete section garage for storage. Double gates to side of garden leading into Hirst Gate for further off road parking if required.





## VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto: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.

## 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.

## 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](mailto: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.





**Local Authority Doncaster**  
**Council Tax Band A**  
**EPC Rating C**

**Churchills Sales Office**

16 High Street, Mexborough, South  
Yorkshire, S64 9AS

**Contact**

01709 582880  
[Info@churchillsestateagents.com](mailto:Info@churchillsestateagents.com)  
[www.churchillsestateagents.com](http://www.churchillsestateagents.com)

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