

# Churchills



## Chatsworth Avenue , Mexborough S64 0HU

- DETACHED BUNGALOW
  - FITTED KITCHEN
  - SUN ROOM
  - SUMMER HOUSE
  - DETACHED GARAGE
- TWO DOUBLE BEDROOMS
  - MODERN BATHROOM
  - GENEROUS GARDENS
  - LARGE DRIVEWAY
  - EPC RATING TBC

**Offers Around £230,000 Freehold**





**A beautiful appointed two bedroomed detached bungalow with generous gardens, summer house, detached garage and driveway with ample parking. Situated in a desirable location on a quiet cul-de-sac. and within easy reach of local amenities. An early viewing is highly recommended.**



### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed door opens into

#### **ENTRANCE HALLWAY**

4'4" x 12'5"

Spacious hallway given access to all rooms. Timber glazed door and side panels, central heating radiator, heater programmer. Loft access to the boarded space and housing the combi boiler.

#### **LOUNGE**

13'2" x 14'3"

uPVC double glazed window to the front elevation. Feature stone fireplace with gas fire, central heating radiator, tv aerial point.



#### **DINING KITCHEN**

14'7" x 12'0"

uPVC double glazed windows to the rear and side elevations. A range of cream wall and base units with matching roll edged worktops, stainless steel sink unit with mixer tap, integrated fridge and split level cooking facilities comprising of electric oven, ceramic hob and extractor hood. Space for dining table and chairs. uPVC double glazed door to:

#### **SUN ROOM**

6'6" x 12'0"

uPVC double glazed windows to both rear and side elevations and uPVC double glazed door giving access to the rear garden. Solid roof and down lights.



## BATHROOM

8'6" x 5'0"

uPVC double glazed window to the rear elevation. A modern suite comprising of walk in shower with glass surround, direct feed rain shower and wand, wc and sink with built in storage units. Ceramic tiled floor, paneled walls, down lights and ladder towel radiator.

## BEDROOM ONE

11'10" x 11'1"

uPVC double glazed window to the front elevation. A range of fitted wardrobes to two walls, central heating radiator.

## BEDROOM TWO

11'1" x 9'0"

uPVC double glazed window to the rear elevation. Central heating radiator.

## SUMMER HOUSE

A timber framed building with french doors and side window, electric, lighting and carpet to the floor.

## DETACHED GARAGE

A detached garage with up and over door and side pedestrian access, light and power supply.

## EXTERIOR & GARDENS

To the front of the property is a lawned garden area with an arrangement of flowers and shrubs with the driveway to the side providing ample parking and leading to the detached garage and side access gate. The large rear garden spans the width and side of the property with various areas, including paved patios, seating areas, lawned gardens, mature shrubs and trees and steps to the summerhouse. A delightful sun trap.



## 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 DMBC  
Council Tax Band C  
EPC Rating D**

**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.