



**Churchills**



## **Schofield Street**

Mexborough S64 9NH

- TWO BEDROOMS
- CLOSE TO TOWN CENTRE
  - KITCHEN/DINER
- CASH BUYERS ONLY
- MID TERRACE HOUSE
- uPVC DOUBLE GLAZED
- NEEDS MODERNISATION

**Offers In The Region Of £55,000 Freehold**







**\*\*\*ATTENTION INVESTORS\*\*\* This two bedroom property in Mexborough, Ideal for anyone looking for a property to modernise. Close to local amenities and a short walk to the town centre, bus station and train station.**

### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

#### **LOUNGE**

12'2" \* 12'0"

uPVC double glazed window to front elevation. Stone surround housing a modern electric fire with matching back and hearth.

#### **INNER LOBBY**

Stairs to first floor landing.

#### **KITCHEN**

12'4" \* 12'1"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Space and plumbing for a washing machine. Storage cupboard off. Single drainer sink unit. Tiles to splash back areas. Wall mounted gas fire. uPVC double glazed and panelled doorway to rear.

### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Stairs from inner lobby.

#### **BEDROOM ONE**

12'5" \* 12'1"

uPVC double glazed window to front elevation. Storage cupboard off.

#### **BEDROOM TWO**

12'4" \* 5'8"

uPVC double glazed window to rear elevation.

#### **BATHROOM**

uPVC double glazed window to rear elevation. Suite comprising of bath, low flush WC and hand wash pedestal basin. Fully tiled to all walls. Airing cupboard off housing hot water tank.

#### **OUTSIDE AND GARDENS**

To the rear is a yard area with outbuilding.

## **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 G**

**Churchills Sales Office**

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

**Contact**

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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.