

Churchills

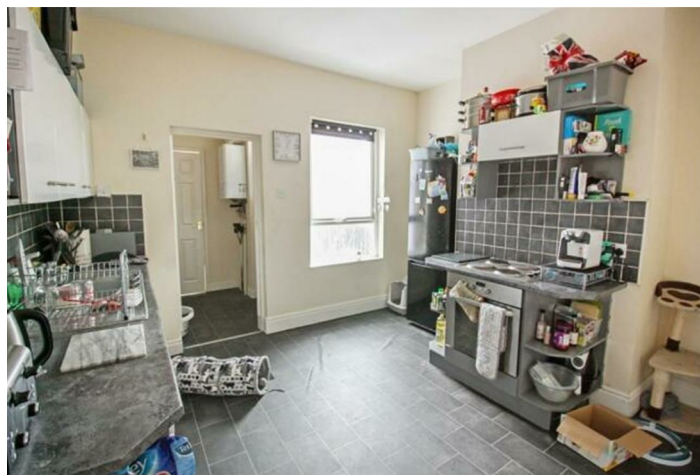


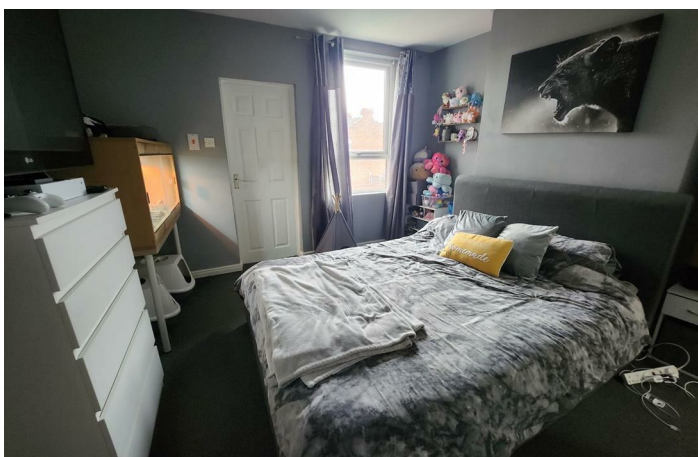
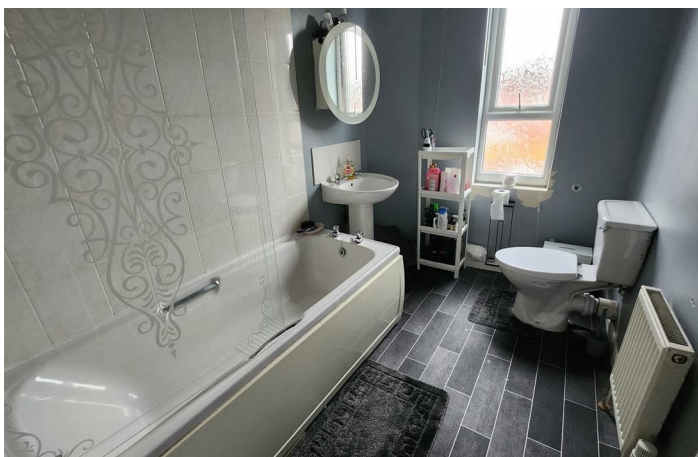
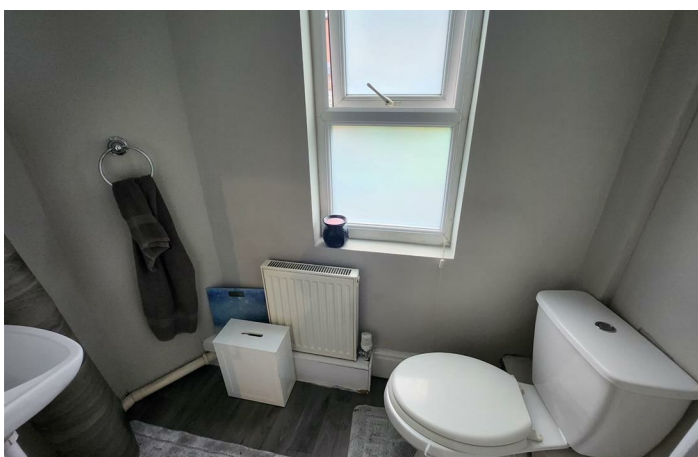
Dodsworth Street

Mexborough S64 9NA

- TWO BEDROOM + ATTIC
- MODERN THROUGHOUT
- uPVC DOUBLE GLAZED
- EPC RATING E
- MID TERRACE
- COMBINATION BOILER
- REAR GARDEN

Asking Price £75,000 Freehold





**** INVESTORS ONLY TENANTED PROPERTY TWO
BED PLUS ATTIC ****

Take a look at this two bedroom plus attic mid terrace house situated in Mexborough, close to local shops and amenities and a short walk to both local bus and train stations. This spacious property has a lounge, dining kitchen, downstairs wc. two double bedrooms, family bathroom and attic room. Externally is a good sized lawned garden and on street parking. Current rent £5500 per annum.

Ground Floor Accommodation

uPVC double glazed and panelled doorway opens into:

Lounge

11'10" * 11'11"

uPVC double glazed window to front elevation. Modern Chrome gas fire. laminate wood effect flooring. Double panelled central heating radiator.

Inner Lobby

Stairs to first floor landing.

Kitchen

11'11" * 11'10"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of stainless steel electric hob and oven. Single drainer sink unit with mixer tap. Extactor to wall.

Rear Entrance Lobby

uPVC double glazed and panelled doorway opens into rear garden. Wall unit with roll edged work surface and space and plumbing for an automatic washing machine underneath. Wall mounted combination boiler.

Downstairs WC

uPVC double glazed window to rear elevation. Suite in white comprising low flush WC and hand wash basin. Single panelled central heating radiator.

First Floor Accommodation

Landing

Stairs from Inner lobby.

Bedroom One

12'0" * 11'11"

uPVC double glazed window to rear elevation. Storage cupboard off. Double panelled central heating radiator. Doorway to:

Bathroom

8'11" * 6'0"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower over, hand wash pedestal basin and low flush WC. Single panelled central heating radiator. Extractor fan to wall.

Bedroom Two

11'10" * 11'10"

uPVC double glazed window to front elevation. Double panelled central heating radiator. Stairs to attic bedroom.

Attic Room

17'10" * 9'0"

Stairs from bedroom two. double glazed Velux window to roof elevation. single panelled central heating radiator.

Outside and Garden

To the rear is a fenced garden, mostly grass with a paved patio area.

VIEWINGS

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

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.

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 E



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