

Churchills

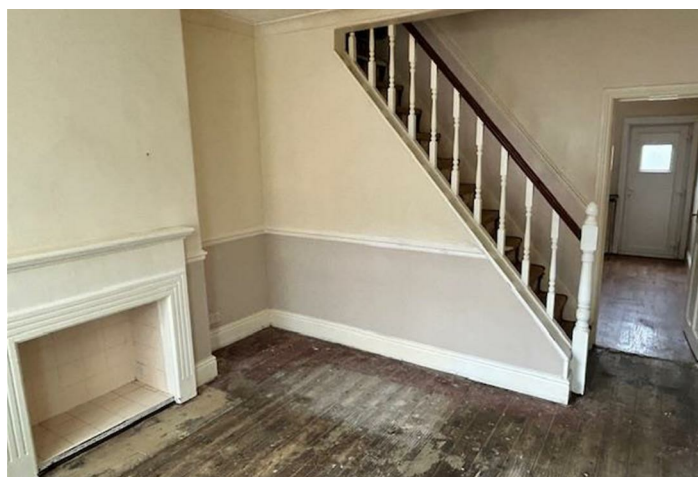


Schofield Street

Mexborough S64 9NJ

- MID TERRACE PROPERTY
 - DINING KITCHEN
 - GAS CENTRAL HEATING
- POTENTIAL RENTAL INCOME £6300PA
- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- ENCLOSED YARD & OUTBUILDING
- EPC RATING D

Fixed Asking Price £60,000 Freehold





***** ATTENTION FTB'S AND INVESTORS ***** This well presented and newly decorated mid terrace property, situated close to Mexborough town centre, amenities and public transport services. Ideal for any first time buyer or investor with a potential annual income of approximately £6300.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

14'11" * 11'5"

uPVC double glazed window to front elevation. Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator.

KITCHEN

12'9" * 11'5"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces, Space for slot in cooker with extractor over. Space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. Space for fridge/freezer units. Wall mounted combination boiler. Doorway to cellar. uPVC double glazed and panelled doorway to rear yard area.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from lounge with handrail, spindles and newel posts.

BEDROOM ONE

11'11" * 11'5"

uPVC double glazed window to front elevation. Range of fitted wardrobes to either side and above bed space. Double panelled central heating radiator.

BEDROOM TWO

16'1" * 5'6"

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

BATHROOM

9'8" * 5'6"

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

OUTSIDE AND GARDENS

To the rear is a yard area with outbuilding and gateway for rear access.

VIEWINGS

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

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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.