

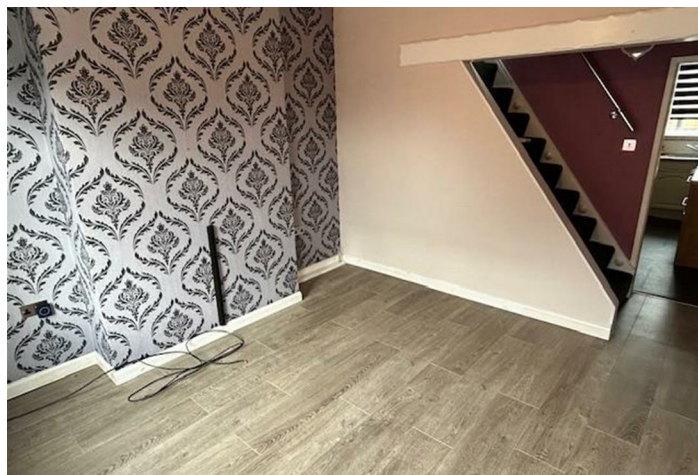
The logo for Churchills, featuring the word "Churchills" in a stylized, red, outlined font with a white drop shadow, set against a dark blue background.

Chapel Street

Mexborough S64 9RE

- TWO BEDROOM
- DINING KITCHEN
- COMBINATION BOILER
- EPC RATING TBC
- MID TERRACE HOUSE
- uPVC DOUBLE GLAZED
- REAR GARDEN

Offers In The Region Of £77,500 Freehold





*****ATTENTION ALL FTB'S AND INVESTORS*****

This excellent two bedroom mid terrace house in Mexborough. Close to the town centre and a short walk to the local bus and train stations. Ideal for any first time buyer or investor with a potential annual income of approx £6600.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

11'10" * 11'6"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Double panelled central heating radiator. TV aerial socket.

KITCHEN

12'7" * 11'6"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for am slot in cooker. Space and plumbing for an automatic washing machine and dishwasher. Tiles to splash back areas. One and a half bowl single drainer sink unit with mixer tap. Double panelled central heating radiator. Doorway to cellar.

REAR ENTRANCE LOBBY

uPVC double glazed and panelled doorway opens into rear garden area.

BATHROOM

9'6" * 5'6"

uPVC double glazed window to side elevation. Suite in white comprising of corner bath with shower tap attachment, low flush WC and hand wash pedestal basin. Fully tiled to all walls. Single panelled central heating radiator. Wall mounted combination boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from lounge. LED downlights to stairs ceiling.

BEDROOM ONE

12'0" * 11'6"

uPVC double glazed window to front elevation. Single panelled central heating radiator. TV aerial socket. Storage cupboard off.

BEDROOM TWO

12'10" * 11'6"

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

OUTSIDE AND GARDENS

Small, low maintenance and fenced garden with decked area and gazebo above. Concrete pathway leads to rear access gate.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email 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 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
Council Tax Band
EPC Rating**



Churchills Sales Office

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

Contact

01709 582880
Info@churchillsestateagents.com
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.