

Churchills



Carlyle Street

Mexborough S64 9DE

- THREE BEDROOMS
- GOOD LOCATION
 - COMBI BOILER
 - EPC RATING TBC
- SEMI DETACHED HOUSE
- NEEDS REFURBISHMENT
 - uPVC DOUBLE GLAZED

Offers In The Region Of £130,000 Freehold





*****ATTENTION INVESTORS OR DEVELOPERS*****

This three bedroom semi detached house situated in a sought after area of Mexborough, close to the town centre and a short walk to the local bus and train stations. The property is in need of refurbishment so would be of interest to any investors or developers alike.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator. Wall light point.

DINING ROOM

12'4" * 11'4"

uPVC double glazed window to rear elevation. Wall mounted gas fire. understairs storage cupboard with combination boiler. uPVC double glazed doorway to rear garden.

KITCHEN

6'10" * 4'10"

uPVC double glazed window to rear elevation. Single drainer sink unit.

LOUNGE

11'4" * 11'10"

uPVC double glazed bay window to front elevation. Single panelled central heating radiator. Two wall light points. TV aerial socket.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway with handrail, spindles and newel posts. uPVC double glazed window to side elevation.

BEDROOM ONE

12'0" * 11'1"

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

BEDROOM TWO

11'4" * 11'1"

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

BEDROOM THREE

6'11" * 6'5"

uPVC double glazed window to front elevation.

WC

uPVC double glazed window to side elevation. Low flush WC. Half tiling to walls.

BATHROOM

6'4" * 5'5"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower over and hand wash pedestal basin with storage beneath. Single panelled central heating radiator. Tiles to splash back areas and shower.

DETACHED GARAGE

Concrete section with up and over door.

OUTSIDE AND GARDENS

To the front is a small wall garden with gate and path leading to front door. To the rear is a good size garden mostly grass with path leading to detached garage at the rear.

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.

THINKING OF SELLING

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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



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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.