

**Churchills**

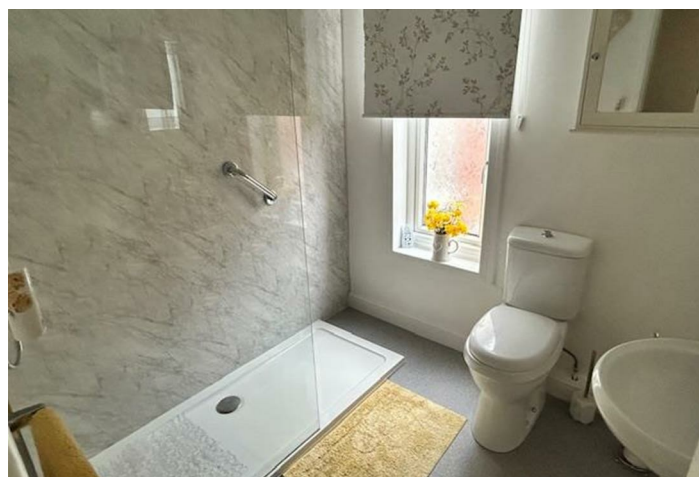


## Alexandra Road

Mexborough S64 9BN

- THREE BEDROOMS
- TWO RECEPTION ROOMS
  - REAR GARDEN
- COMBINATION BOILER
- LARGER THAN AVERAGE TERRACE
  - GOOD SIZE KITCHEN
  - uPVC DOUBLE GLAZED
  - EPC RATING TBC

**Offers In The Region Of £140,000 Freehold**







**\*\*\*TAKE A LOOK AT THIS\*\*\* Excellent three bedroom house in a very good area of Mexborough. Larger than your average terrace house with dining room and two double and one single bedrm. Close to town centre and easy access to M1/M18 and A1 link roads. This property is ideal for any first time buyer or growing family and with the level of accommodation on offer this property must be viewed early as interest will be high.**



#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

#### **ENTRANCE HALLWAY**

Stairs to first floor landing. Laminate wood effect flooring. Single panelled central heating radiator.

#### **DINING ROOM**

13'6" \* 11'10"

uPVC double glazed window to rear elevation. Double panelled central heating radiator. Doorway to kitchen. Open plan through to:

#### **LOUNGE**

14'3" into bay \* 11'3"

uPVC double glazed window to front elevation. Surround housing a living flame coal effect gas fire with marble back and hearth. Two single panelled central heating radiator. TV aerial socket.



#### **KITCHEN**

11'0" \* 9'6"

uPVC double glazed window to side elevation. Range of wall and base units with wooden work surfaces. Built in cooking facilities comprising of double electric oven , ceramic hob and extractor over. Space and plumbing for an automatic washing machine. Integrated fridge and freezer units. One and a half bowl single drainer sink unit with mixer tap. Tiles to splash back areas. Doorway to cellar. uPVC double glazed and panelled doorway to side elevation.

#### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Stairs from entrance hallway with handrail, spindles and newel posts across landing area. Storage cupboard off.

#### **BEDROOM ONE**

13'10" \* 12'5"

uPVC double glazed window to front elevation. Built in wardrobes to both alcove. Double panelled central heating radiator. TV aerial socket.



## BEDROOM TWO

13'7" \* 9'2"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Double panelled central heating radiator.

## BEDROOM THREE

9'7" \* 8'11"

uPVC double glazed window to rear elevation. Double panelled central heating radiator. Storage cupboard off housing combination boiler.

## BATHROOM

7'0" \* 6'7"

uPVC double glazed window to side elevation. Suite in white comprising low flush WC, hand wash pedestal basin and walk in shower with direct feed rain shower over. Double panelled central heating radiator. uPVC cladding to shower area and tile to other splash back areas.

## OUTSIDE AND GARDENS

To the front is a small walled garden with path to front door. To the rear is a good size garden mostly grass with patio area and path to rear gate access.

## VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto: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 D



### Ground Floor

Approx. 52.1 sq. metres (560.4 sq. feet)



Total area: approx. 104.3 sq. metres (1122.2 sq. feet)

### Churchills Sales Office

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### Contact

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