

Churchills



Haddon Rise Mexborough S64 0PP

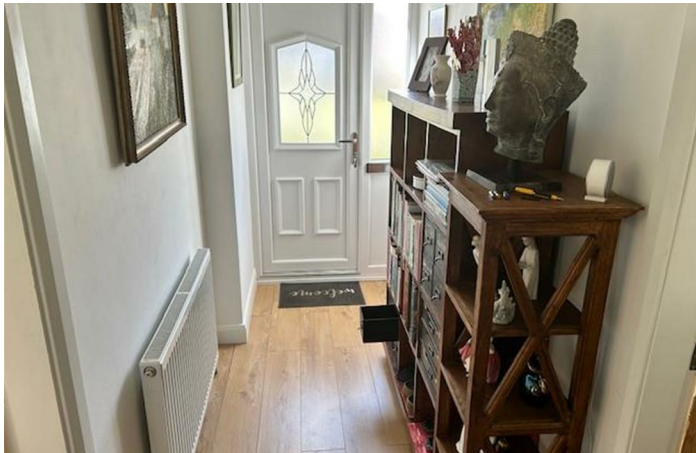
- TWO BEDROOM
- CORNER PLOT
- CONSERVATORY
- INTERNET BASED ALARM SYSTEM
- DETACHED BUNGALOW
- MODERN THROUGHOUT
- DETACHED GARAGE
- EPC RATING TBC

Price £235,000 Freehold





*****ATTENTION ALL BUYERS***** This superb two bedroom detached bungalow situated on a corner plot in a very sought after area of Mexborough. Modern throughout this property would suit any potential buyer with nothing to do but move in. Situated a short drive away from local shops, bus and train stations this property needs to be viewed to appreciate the level of accommodation on offer.



GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Laminate wood effect flooring. Double panelled central heating radiator.

LOUNGE

15'10" into bay * 13'0"

uPVC double glazed bay window to front elevation. Laminate wood effect flooring. Two double panelled central heating radiators. TV aerial socket.



BREAKFAST KITCHEN

12'2" to units * 11'11"

uPVC double glazed window to rear elevation. Range of wall and base units with Quartz work surfaces. Built in cooking facilities comprising of electric oven, microwave and ceramic hob with chimney type extractor over. Space and plumbing for an automatic washing machine and an American fridge/freezer. Stainless steel sink unit with mixer tap and drainer cut into Quartz work top. Tiles to splash back areas. Laminate wood effect flooring. Storage cupboard off housing combination boiler. Heated towel rail. uPVC double glazed and panelled doorway to:

CONSERVATORY

11'7" * 9'2"

uPVC double glazed window to three elevation. Laminate wood effect flooring. Electric wall heater. Wall light point. uPVC double glazed French doors to rear garden.



BEDROOM ONE

11'10" * 11'2"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Double panelled central heating radiator. Range of fitted wardrobes to one wall.

BEDROOM TWO

11'9" * 8'9"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Range of fitted wardrobes to one wall. Single panelled central heating radiator.

BATHROOM

8'10" * 4'11"

uPVC double glazed window to rear elevation. Suite in white comprising of hand wash basin with storage beneath, low flush WC and separate walk in shower cubicle with direct feed rain shower. Fully tiled to all walls. uPVC cladding to shower area. Single panelled central heating radiator.

GARAGE

17'8" * 9'0"

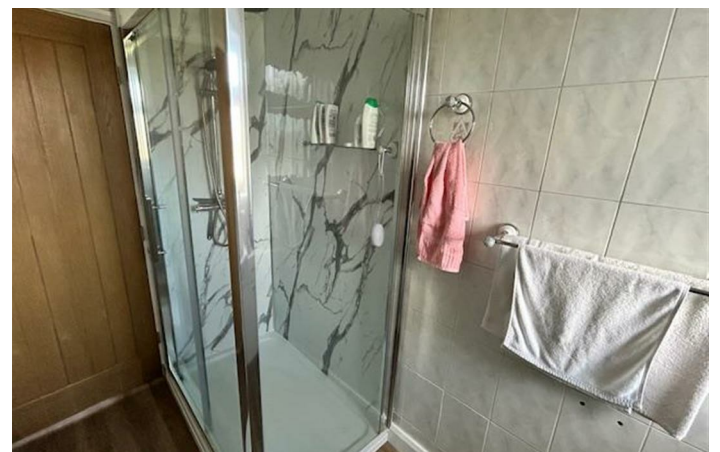
Detached, brick built garage with remote control electric up and over door. Light and power supplied.

OUTSIDE AND GARDENS

To the front is a grassed garden with block paved driveway leading to detached garage. To the rear is a large corner plot grassed garden that wraps around to the rear and side of the property.

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 Doncaster
Council Tax Band C
EPC Rating D

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.