



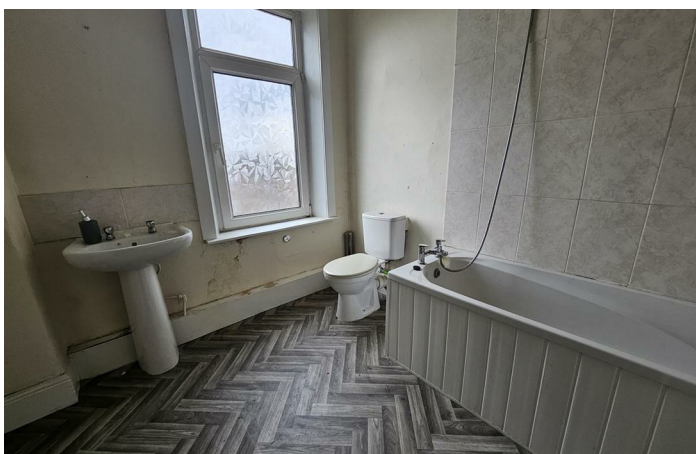
Manvers Road

Mexborough S64 9EU

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

Offers In The Region Of £70,000 Freehold





*****INVESTORS TAKE A LOOK*** At this two double bedroom mid terrace house situated close to the town centre in Mexborough. Ideal for any investor the property is larger than your usual terrace with dining room and two double bedrooms. A short walk to the town centre , bus and train stations this property is an ideal starter home for any family.**

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

13'1" * 11'5"

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

INNER LOBBY

Stairs to first floor landing.

DINING ROOM

13'1" * 12'1"

uPVC double glazed window to rear elevation. Double panelled central heating radiator. Doorway to cellar. Doorway to:

KITCHEN

8'10" * 7'10"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces Built in cooking facilities comprising of electric oven and hob with chimney type extractor over. Stainless steel sink unit with mixer tap. Wall mounted combination boiler . Space and plumbing for an automatic washing machine. uPVC panelled doorway to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from inner lobby.

BEDROOM ONE

12'5" * 11'9"

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

BEDROOM TWO

12'1" * 8'6"

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

BATHROOM

9'2" * 7'6"

uPVC double glazed window to rear elevation. Suite in white comprising of bath, ow flush WC and hand wash basin. Tiles to splash back areas.

OUTSIDE AND GARDENS

To the front is a small walled garden, to the rear is a good size garden fenced and mostly laid to grass.

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 A
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.