

**Churchills**



## **Towcester Way**

Mexborough S64 0QN

- TWO BEDROOM
- FULLY REFURBIHED
  - REWIRED
- REPLASTERED THROUGHOUT
- DETACHED BUNGALOW
- HIGH QUALITY FINISH THROUGHOUT
- NEW KITCHEN AND BATHROOM
- EPC RATING TBC D

**Offers In The Region Of £245,000 Freehold**





**\*\*\*DONT MISS OUT ON THIS\*\*\* Superb two bedroom detached bungalow in a very sought after area of Mexborough. Fully refurbished to a very high standard this property is ideal for any buyer, with absolutely nothing to do but move in. Situated just a short bus or car journey to the town centre, bus and train stations this property needs to be viewed to appreciate the high level of accommodation on offer.**

#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

#### **ENTRANCE HALLWAY**

Single panelled central heating radiator, LED downlights to ceiling. Loft access point.

#### **LOUNGE**

15'10" \* 11'1"

uPVC double glazed window to front elevation. Media wall with space for TV and inset media fireplace with multi colour LED Lighting. Double panelled central heating radiator.

#### **KITCHEN**

12'4" \* 8'6"

uPVC double glazed window to front elevation. Range of modern wall and base units with square edged work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob with extractor fan over. Integrated appliances include Automatic washing machine, fridge and freezer units. Single drainer sink unit with mixer tap. Storage cupboard off. Single panelled central heating radiator. LED downlights to ceiling.

#### **BEDROOM ONE**

13'3" \* 8'7"

Double wooden doors through to conservatory. Single panelled central heating radiator. TV aerial socket for wall mounted TV.

#### **CONSERVATORY**

8'8" \* 8'4"

uPVC double glazed windows to three elevations. Solid tiled and plastered roof. Single panelled central heating radiator. French doors to garden area.

#### **BEDROOM TWO**

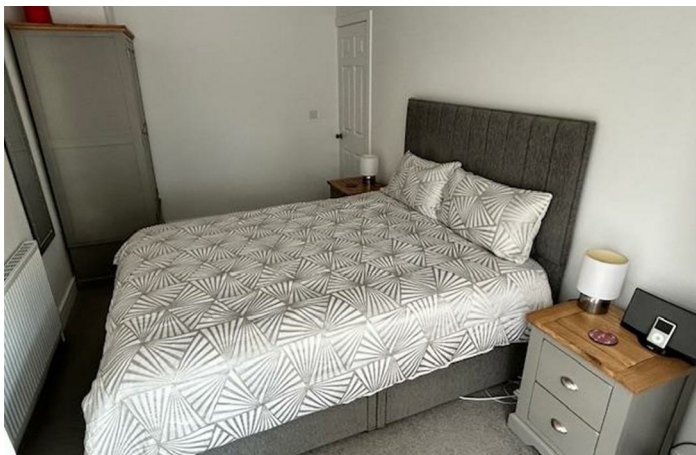
11'2" \* 9'10"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. TV aerial socket. Currently used as a dining room.

#### **BATHROOM**

6'0" \* 5'5"

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash basin with storage beneath and separate shower cubicle with direct feed rain shower over. uPVC cladding to walls. Heated towel rail. LED downlights to ceiling. Extractor fan.



### **DETACHED GARAGE**

17'10" \* 10'11"

Detached and brick built with up and over door. Light and power supplied.

### **OUTSIDE AND GARDENS**

To the front of the property is a small grassed and pebbled garden, To the side of the property is a long block paved driveway with parking for several cars, there are various trees and shrubs to the side of the driveway. To the rear is a low maintenance fenced and pebbled garden leading to conservatory

### **VIEWINGS**

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



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