

Churchills



Clayfield View Mexborough S64 0HS

- THREE BEDROOMS
- MODERN THROUGHOUT
- uPVC DOUBLE GLAZED
- DETACHED GARAGE
- SEMI DETACHED HOUSE
- INTEGRATED APPLIANCES
- AMPLE PARKING
- EPC RATING TBC

Offers In The Region Of £170,000 Freehold





*****EXCELLENT FAMILY PROPERTY**** This three bedroom semi detached house situated in a good area of Mexborough. A short drive to town centre shops, bus and train stations. Well maintained and modern throughout this property is ideal for any growing family. There is nothing to do but move your furniture in.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

STORM PORCH

uPVC double glazed windows to front and side elevations. Quarry tiled floor. uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing with handrail, spindles and newel posts. Solid oak flooring. Single panelled central heating radiator.

LOUNGE

20'7" * 11'5"

uPVC double glazed window to front elevation. Solid oak flooring. Two double panelled central heating radiators. TV aerial socket. uPVC double glazed patio doors to garden area. Fireplace with flue allowing future potential installation of log burning stove.

KITCHEN

12'7" * 7'7"

uPVC double glazed window to rear elevation. Range of modern wall and base units with square edged work surfaces. Built in cooking facilities comprising of double electric oven and gas hob with extractor over. Integrated appliances include dishwasher, automatic washing machine, fridge and freezer units. Single drainer sink unit with mixer tap. Tiles to splash back areas. Storage cupboard off. uPVC double glazed and panelled doorway to side elevation.

FIRST FLOOR ACCOMMODATION

LANDING

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

BEDROOM ONE

11'5" * 10'2"

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

BEDROOM TWO

11'5" * 10'1"

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

BEDROOM THREE

7'10" * 6'5"

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

WC

uPVC double glazed window to side elevation. Suite in white with low flush WC. Fully tiled to all walls. uPVC cladding to ceiling.

BATHROOM

7'10" * 5'5"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with direct feed shower and hand wash basin with storage beneath. Heated towel rail. uPVC cladding to ceiling. Storage cupboard off housing combination boiler.

DETACHED GARAGE

16'0" * 8'7"

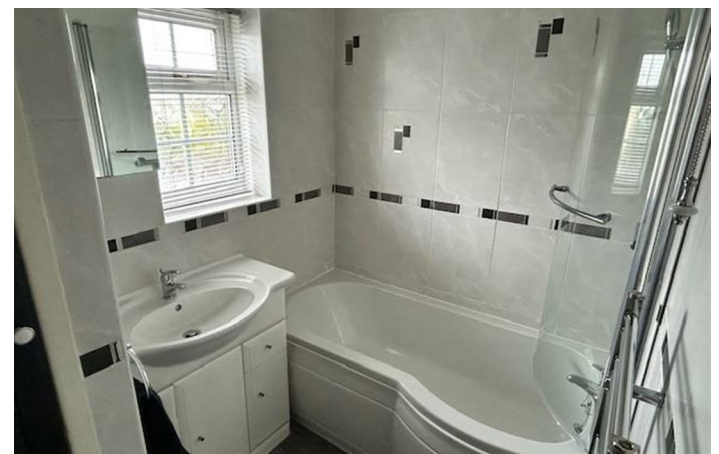
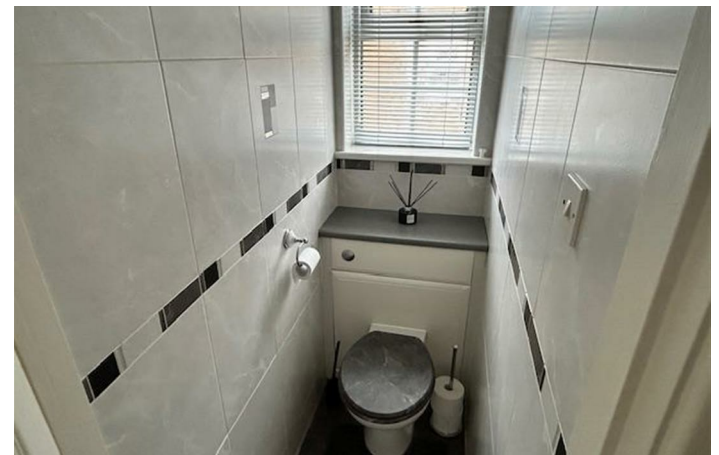
Detached brick built garage with roller door. Light and power supplied.

OUTSIDE AND GARDENS

To the front of the property is a small lawned garden with driveway with parking for several cars, leading to a detached garage. To the rear is a further good sized lawned garden with paved patio area and fencing to all sides.

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

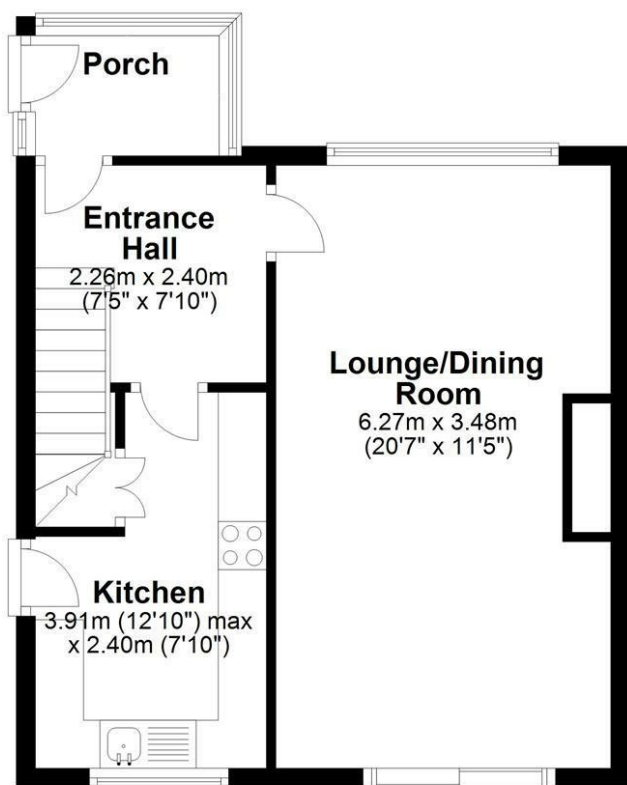
Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.



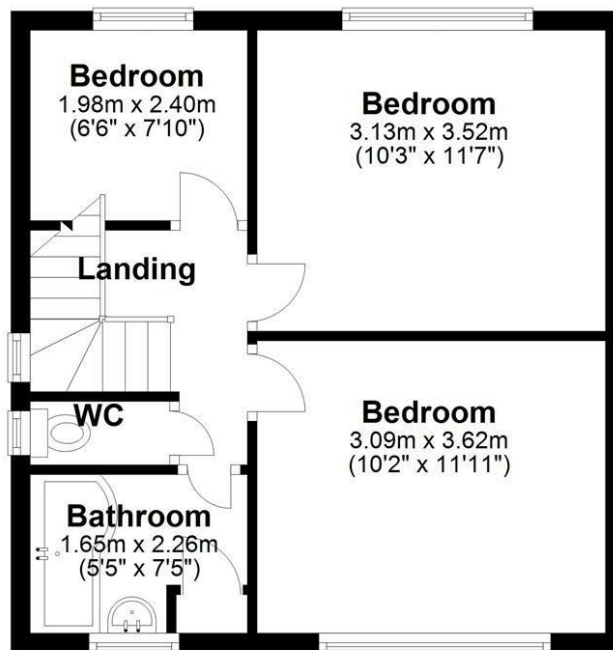


Local Authority
Council Tax Band
EPC Rating C

Ground Floor



First Floor



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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.