

# Churchills



## Cowper Road Mexborough S64 0LQ

- THREE BEDROOMS
- EXTENDED TO REAR
  - DRIVEWAY
- COMBINATION BOILER
- SEMI DETACHED HOUSE
- NEEDS MODERNISATION
- DETACHED GARAGE
- EPC RATING D

**Offers In The Region Of £130,000 Freehold**





Welcome to this charming semi-detached house on Cowper Road in Mexborough. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

Situated in a desirable location, this property features a bathroom for your convenience. What sets this house apart is the extension to the rear, providing additional living space and enhancing the overall appeal of the property.

Don't miss the opportunity to make this house your own and enjoy the benefits of a well-located, extended semi-detached home in Mexborough. Book a viewing today and envision the possibilities that this property holds for you and your family.



#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

##### **ENTRANCE HALLWAY**

uPVC double glazed window to side elevation. Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator.

##### **LOUNGE**

13'10" into bay \* 11'10"

uPVC double glazed bay window to front elevation. Surround housing a living flame log effect gas fire with hearth. Single panelled central heating radiator.

##### **FAMILY ROOM**

13'6" \* 11'4"

Tiled hearth with modern flame effect electric fire. Double panelled central heating radiator. TV aerial.

##### **DINING AREA**

9'2" \* 8'1"

uPVC double glazed patio door to rear elevation. four wall light points. Serving window to kitchen.

##### **KITCHEN**

9'2" \* 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 double oven and ceramic hob with extractor over. One and a half bowl single drainer sink unit with mixer tap. Tiles to splash back areas.



## UTILITY AREA

13'8" \* 6'0"

Two uPVC double glazed window to side elevation. Roll edged work surfaces with space and plumbing for an automatic washing machine. Space for fridge/freezer. Understairs storage cupboard. 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. Laminate wood effect flooring. Loft access point.

### BEDROOM ONE

13'4" \* 11'4"

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

### BEDROOM TWO

11'4" \* 9'4"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Laminate wood effect flooring. Built in wardrobes to each alcove.

### BEDROOM THREE

8'2" \* 6'11"

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

### BATHROOM

7'9" \* 6'1"

uPVC double glazed window to rear elevation. Suite in white comprising bath, low flush WC and hand wash pedestal basin. Single panelled central heating radiator. Tiles to splash back areas. Airing cupboard off housing combination boiler.

### DETACHED GARAGE

Concrete section with up and over door. Pedestrian access door to side.

### OUTSIDE AND GARDENS

To the front is a small fenced garden with long driveway leading to detached garage. To the rear is a good size fenced garden mostly grass with patio area.

### 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.

## ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Scottish Power  
Heating is gas and supplied by Scottish Power

## BROADBAND

The property does not have broadband connected to the property but fibre broadband is available on the street.

## MOBILE COVERAGE

Current mobile coverage for outdoors is classed as LIKELY and indoors is classed as LIKELY with limited suppliers according to Ofcom.

## WATER SUPPLIER AND SEWERAGE

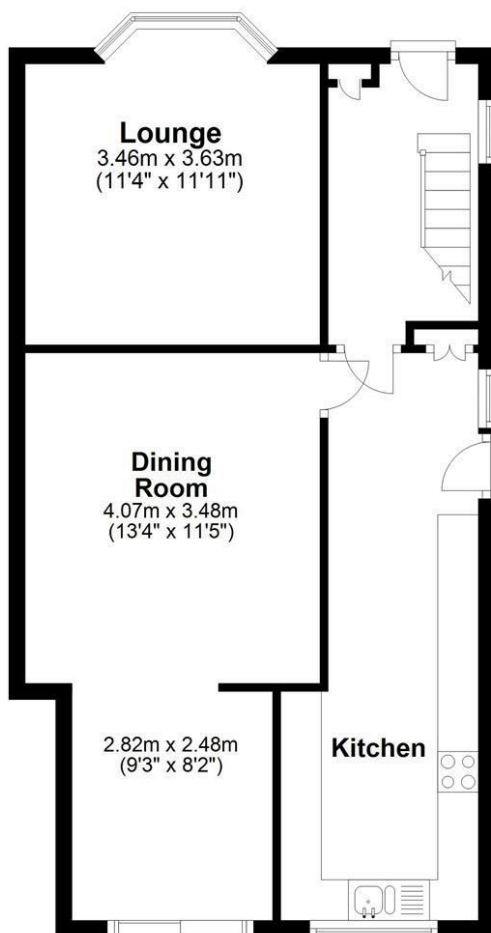
Water and sewerage services are supplied by Yorkshire Water



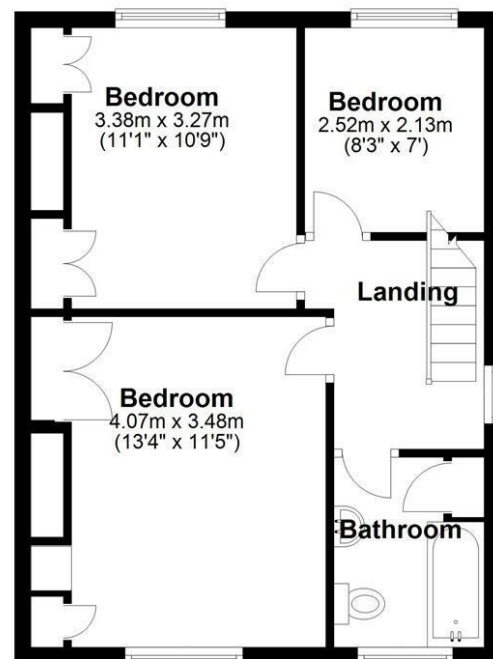


Local Authority Doncaster MBC  
Council Tax Band A  
EPC Rating D

**Ground Floor**



**First Floor**



**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.