

**Churchills**



## Highwoods Road

Mexborough S64 9EY

- THREE BEDROOM
  - DINING ROOM
- COBINATION BOLIER
- OUTBUILDINGS & WC
- MID TERRACE HOUSE
  - UTILITY PORCH
- ENCLOSED GARDEN
- EPC RATING TBC

**Offers In The Region Of £95,000 Freehold**





**Nestled on the charming Highwoods Road in Mexborough, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a cosy rental. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family.**

**Close to nearby shops, schools, and parks and convenient for M1/M18 and A1 link roads this property needs to be viewed to appreciate the accommodation on offer.**

#### **GROUND FLOOR ACCOMMODATION**

##### **LOUNGE**

12'0" \* 11'11"

uPVC double glazed window to front elevation. Surround housing a living flame gas fire with marble back and hearth. Single panelled central heating radiator. TV aerial socket.

##### **INNER LOBBY**

Stairs to first floor landing.

##### **DINING ROOM**

11'10" \* 12'0"

uPVC double glazed window to rear elevation. Marble surround housing a living flame gas fire with matching back and hearth. TV aerial socket, Storage cupboard off.

##### **KITCHEN**

9'0" \* 5'10"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Stainless steel single drainer sink unit. Space and plumbing for an automatic washing machine. Tiles to splash back areas. uPVC panelled doorway to:

##### **UTILITY PORCH**

9'3" \* 5'4"

Timber framed window to rear elevation. Roll edged work surfaces. space for fridge and freezer units. Timber framed doorway to rear garden.

#### **FIRST FLOOR ACCOMMODATION**

##### **LANDING**

Stairs from inner lobby. Further stairway to attic bedroom. Double panelled central heating radiator.

##### **BEDROOM ONE**

12'1" \* 11'11"

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

##### **BEDROOM TWO**

12'0" \* 10'6"

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

##### **WET ROOM**

9'1" \* 5'11"

uPVC double glazed window to rear elevation. Suite in white comprising of low flush WC, hand wash pedestal basin and wall mounted electric shower. Fully tiled to all walls. Storage cupboard off housing combination boiler.

#### **ATTIC BEDROOM**

11'10" \* 10'11"

Timber framed Velux window to roof elevation. Storage to eaves.

#### **OUTSIDE AND GARDENS**

Enclosed walled garden with grass area. Working outside WC, two further outbuildings and shed.

#### **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.

#### **WATER SUPPLIER AND SEWERAGE**

Water and sewerage services are supplied by Yorkshire Water

#### **BROADBAND**

The property broadband speed is excellent with fibre broadband available. Fibre is not connected to the property but is available in the area.

#### **MOBILE COVERAGE**

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

#### **ELECTRICITY AND HEATING SUPPLIER**

Electricity is supplied by Mains Supplier  
Heating is gas and supplied by Mains Supplier



**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](mailto:Info@churchillsestateagents.com)  
[www.churchillsestateagents.com](http://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.