

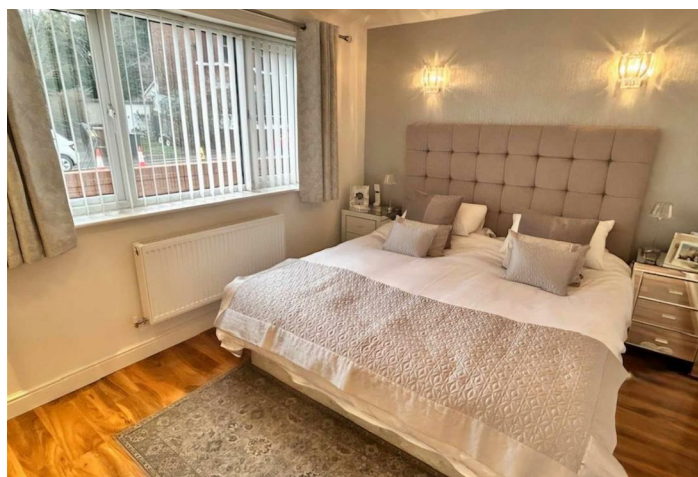


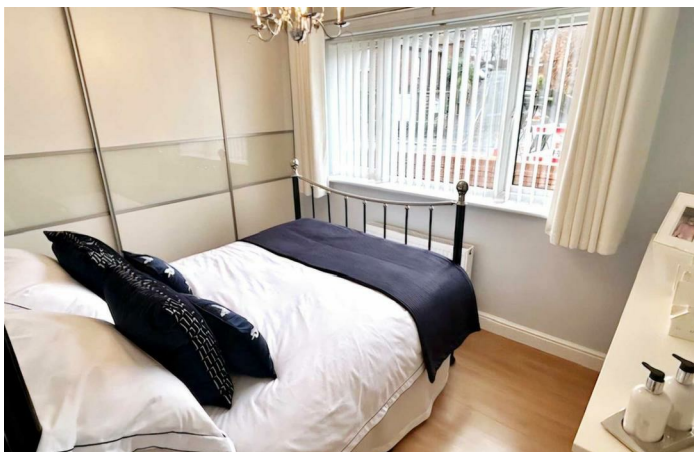
Church Street

Mexborough S64 0HH

- DETACHED BUNGALOW
 - MODERN KITCHEN
 - COMBINATION BOILER
 - OPEN ASPECTS TO REAR
- FOUR BEDROOM
 - MODERN BATHROOM
 - DETACHED GARAGE AND DRIVEWAY
 - EPC RATING D

Offers In The Region Of £300,000 Freehold





Nestled in the charming area of Church Street, Mexborough, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built in 2000 by the current owner, this property boasts a spacious layout.

The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining guests. With four well-proportioned bedrooms, there is plenty of room for everyone, whether you require guest accommodation or a home office. The modern bathroom is designed for both functionality and style, ensuring a pleasant experience for all.

This bungalow is a rare find, combining spacious living with modern comforts in a sought-after area. Whether you are looking to settle down or invest, this property presents an excellent opportunity. Do not miss the chance to make this lovely bungalow your new home.

ENTRANCE HALLWAY

12'8" x 5'11"

uPVC double glazed door and side panels to either side. Access to inner hallway and all rooms. Central heating radiators. Storage cupboard with loft access point.

LOUNGE

12'7" x 14'7"

uPVC double glazed French doors and side panels to the rear elevation. Adams style surround housing a living flame coal effect gas fire with marble back and hearth. Double panelled central heating radiator.

DINING ROOM

12'7" x 10'11"

uPVC double glazed window to the front elevation. Central heating radiator. Double timber doors through to the lounge.

KITCHEN

12'3" x 12'6"

uPVC double glazed window and door to the rear elevation. Range of modern wall and base units with square edged work surfaces. Built in cooking facilities comprising of double gas oven and gas hob with chimney type extractor over. Integrated appliances include fridge freezer, dishwasher and automatic washing machine. Single drainer sink unit with mixer tap. Breakfast Island with seating for three. LED downlights to ceiling. Double panelled central heating radiator. uPVC double glazed doorway to side elevation

BEDROOM ONE

9'5" x 11'3" to wardrobes

uPVC double glazed window to the front elevation. Fitted wardrobes to one wall with mirrored sliding doors. Central heating radiator.

BEDROOM TWO

10'8" x 8'4" to wardrobes

uPVC double glazed window to the rear elevation. Fitted wardrobes to one wall with mirrored sliding doors. Central heating radiator.

BEDROOM THREE

9'8" x 7'10"

uPVC double glazed window to the rear elevation. Central heating radiator.

BEDROOM FOUR

9'8" x 7'10"

uPVC double glazed window to the rear elevation. Central heating radiator.

BATHROOM

6'1" x 8'8"

uPVC double glazed window to the side elevation. Suite in white comprising of bath with shower over, built in hand wash basin with storage beneath and low flush WC. Heated towel rail and extractor fan.

OUTSIDE AND GARDENS

To the front is a small walled garden with driveway leading to detached garage. To the rear is a good size garden with open aspects, mostly grass with block paved patio area.

DETACHED GARAGE

16'11" x 9'5" externally

Brick built garage with up and over door, pedestrian side door, light and power supply.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email 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 Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier

Heating is gas and supplied by Mains Supplier

BROADBAND

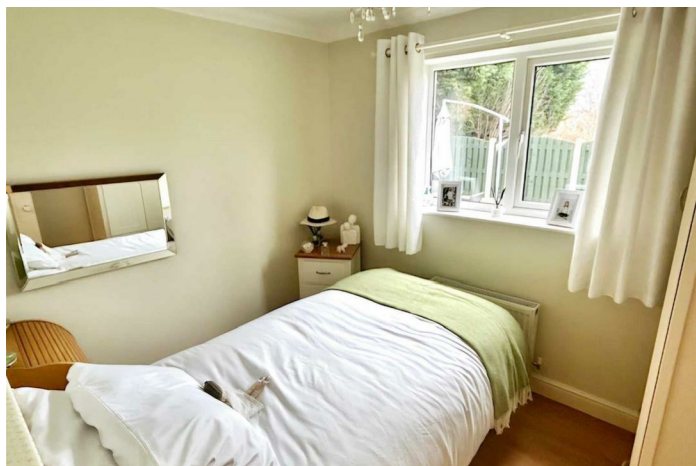
The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

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



Local Authority Doncaster
Council Tax Band C
EPC Rating D



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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.