

Churchills



Church Street Mexborough S64 0HF

- THREE BEDROOM
- EXTENDED TO REAR
- EXCELLENT LOCATION
- DETACHED GARAGE
- SEMI DETACHED HOUSE
- MODERN THROUGHOUT
- COMBINATION BOILER
- EPC RATING C

Price Guide £240,000 Freehold





Nestled on the charming Church Street in Mexborough, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three spacious bedrooms, there is ample room for everyone to find their own space, whether it be for restful nights or productive study sessions. The bathroom is conveniently located, ensuring ease of access for all members of the household.

One of the standout features of this home is the extended rear with modern kitchen, dining and seating areas.. This added convenience allows for hassle-free living, making it easier to welcome family and friends.

The location itself is a significant advantage, with local amenities, schools, and parks within easy reach, making it an ideal spot for families. The community atmosphere in Mexborough is warm and welcoming, providing a sense of belonging that is often sought after.

In summary, this semi-detached house on Church Street is a wonderful blend of comfort, convenience, and community spirit. It is a property that promises to be a lovely home for its next owners. Do not miss the chance to view this charming residence and envision the possibilities it holds for you and your family.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing with handrail and newel posts. Laminate wood effect flooring. Double panelled central heating radiator. Storage cupboard off housing a combination boiler.

LOUNGE

18'1" * 12'10"

uPVC double glazed bay window to front elevation. Laminate wood effect flooring. Single panelled central radiator. Wiring and socket for wall mounted TV.

EXTENDED KITCHEN / DINER

18'11" * 15'3"

uPVC double glazed window to rear and side elevation. Range of wall and base units with square edged work surfaces. Built in cooking facilities comprising of double electric oven with induction hob and chimney type extractor over. Integrated appliances include fridge and freezer units. One and a half bowl single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine. Tiles to splash back areas. Ceramic tiles to floor. Three double glazed Velux window. LED downlights to ceiling. Single panelled central heating radiator. uPVC double glazed French doors to rear garden area.

WC

Suite in white comprising of low flush WC and hand wash basin. Ceramic tiles to floor. Tiles to splash back areas. LED downlights to ceiling. Extractor fan.

FRIST FLOOR ACCOMMODATION

LANDING

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

BEDROOM ONE

15'2" * 13'0"

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

BEDROOM TWO

12'0" * 9'10", 14'1'0"

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

BEDROOM THREE

7'2" * 6'4"

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



BATHROOM

8'0" * 7'10"

uPVC double glazed window to rear elevation. Suite in white comprising of corner bath with rain shower over, hand wash basin with storage beneath and low flush WC. Single panelled central heating radiator. Fully tiles to all walls and floor. LED downlights to ceiling.

DETACHED GARAGE

16'6" * 8'4"

Brick built detached garage with up and over door. Light and power supplied.

OUTSIDE AND GARDENS

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.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains supplier

Heating is gas and supplied by Mains Supplier

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Yorkshire Water

MOBILE COVERAGE

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

BROADBAND

The property broadband speed is excellent with fibre broadband available.



Local Authority Doncaster
Council Tax Band B
EPC Rating C

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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.