

Churchills



Windhill Crescent

Mexborough S64 0EA

- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- UPGRADED RCD UNIT
- SPACIOUS GARDENS
- SEMI-DETACHED PROPERTY
- COMBINATION BOILER
- LARGE DRIVEWAY
- EPC RATING C

Offers In The Region Of £95,000 Freehold





Nestled in the charming area of Windhill Crescent, Mexborough, this delightful semi-detached house offers a perfect blend of character and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. Although the property is of an older style, it boasts a unique charm that many modern homes lack, allowing you to enjoy the character and history that comes with it.

For those with vehicles, there is parking available for several cars, adding to the convenience of this lovely home. This property presents a wonderful opportunity for those looking to make their mark in a well-established area. With its spacious layout and inviting atmosphere, it is sure to appeal to a variety of buyers. Do not miss the chance to view this charming home in Mexborough.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE LOBBY

Stairs to first floor landing. Single panelled central heating radiator.

LOUNGE

14'4" * 13'0"

uPVC double glazed window to front elevation. Surround with marble hearth. Single panelled central heating radiator. Storage cupboard off.

KITCHEN

16'3" * 7'6"

Three uPVC double glazed windows to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Space and plumbing for an automatic washing machine. One and a half bowl single drainer sink unit with mixer tap. Tiles to splash back areas. Double panelled central heating radiator. uPVC double glazed and panelled doorway to side elevation.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance lobby.

BEDROOM ONE

13'0" * 11'1"

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

BEDROOM TWO

10'11" * 7'7"

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

BEDROOM THREE

8'5" * 7'11"

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

BATHROOM

7'3" * 5'4"

uPVC double glazed window to front elevation. Suite in white comprising of bath with direct feed shower over, hand wash pedestal basin and low flush WC. uPVC cladding to all walls. Heated towel rail.

OUTSIDE AND GARDENS

To the front is a good size garden with driveway for off road parking. To the rear is a large fence garden which is mostly grass.

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 and outdoors is classed as LIKELY to be ok according to Ofcom.



Local Authority DONCASTER
Council Tax Band A
EPC Rating C



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