

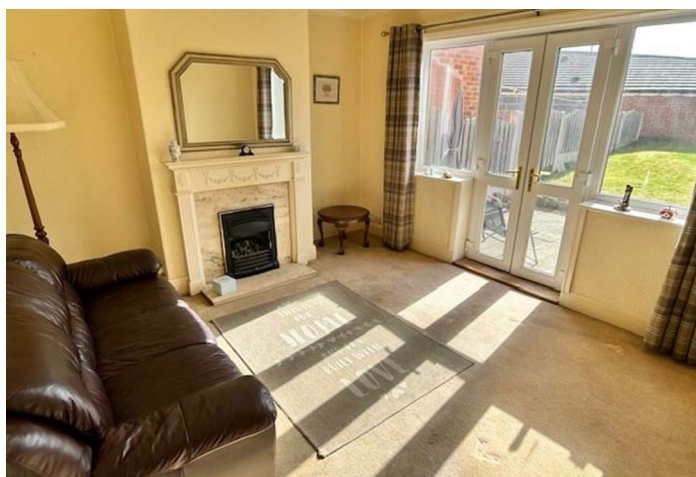
# Churchills



## Arnold Crescent Mexborough S64 9JX

- THREE BEDROOM
- uPVC DOUBLE GLAZING
- GARDENS TO THREE SIDES
- COMBINATION BOILER
- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- POTENTIAL TO EXTEND
- EPC RATING TBC

**Offers In The Region Of £150,000 Freehold**







Nestled in the charming area of Arnold Crescent, 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 inviting bedrooms, there is ample space for rest and relaxation, making it an ideal home for those seeking comfort and convenience. The bathroom is thoughtfully designed, catering to the needs of modern living.

Additionally, the property offers off road parking, ensuring that you have a secure space for your car. The surrounding area is known for its friendly community and accessibility to local amenities, making it a desirable location for anyone looking to settle down.

This semi-detached house is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is certainly worth considering for your next home.

### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway open into:

#### ENTRANCE HALLWAY

uPVC double glazed window to front elevation. Stairs to first floor landing with handrail, spindles and newel posts. Double panelled central heating radiator. Timber framed circular window to side elevation. Understairs storage cupboard.

#### LOUNGE

13'6" \* 11'11"

uPVC double glazed window to rear elevation. Surround housing a living flame coal effect gas fire with marble back and hearth. Double panelled central heating radiator. uPVC double glazed French doors to rear elevation.

#### DINING ROOM

13'2" \* 9'10"

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



## KITCHEN

11'10" \* 8'8"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with extractor over. Space and plumbing for an automatic washing machine and dishwasher. One and a half bowl single drainer sink unit with mixer tap. Tiles to splash back areas. Laminate wood effect flooring. uPVC double glazed and panelled doorway to rear elevation.

## FIRST FLOOR ACCOMMODATION

uPVC double glazed window to side elevation. Stairs from entrance hallway with handrail, spindles and newel posts. Storage cupboard off with Circular timber framed window to side elevation and combination boiler.

## BEDROOM ONE

11'10" \* 11'7"

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

## BEDROOM TWO

10'11" \* 9'11"

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

## BEDROOM THREE

10'8" \* 6'0"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Double panelled central heating radiator.

## BATHROOM

7'6" \* 5'7"

uPVC double glazed to side elevation. Suite in white comprising of bath with electric shower over, hand wash pedestal basin and low flush WC. Fully tiled to all walls. Single panelled central heating radiator.

## OUTSIDE AND GARDENS

There are extensive gardens to three sides of the property with off road parking to the front and ample space to the side and rear for the potential to extend the property.

## 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 Mains Supplier  
Heating is gas and supplied by Supplier

## WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

## MOBILE COVERAGE

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

## BROADBAND

The property broadband speed is excellent with fibre broadband available.



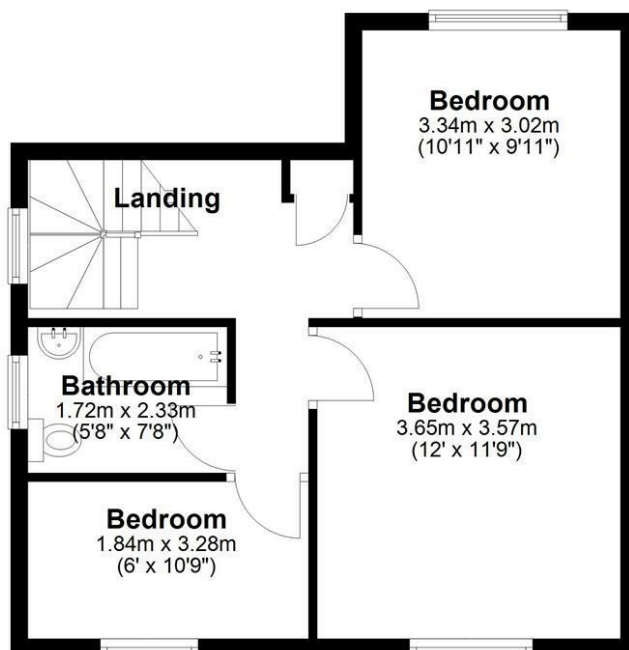


Local Authority Doncaster  
Council Tax Band A  
EPC Rating C

**Ground Floor**



**First Floor**



**Churchills Sales Office**

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**Contact**

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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.