



## Victoria Street

Mexborough S64 9RF

- FOUR DOUBLE BEDROOMS
- TWO PROPERTIES CONVERTED TO ONE
- SPACIOUS ROOMS THROUGHOUT
- REAR GARDEN
- EPC RATING TBC
- MID TERRACE PROPERTY
- EASILY CONVERTED BACK TO TWO
- DOUBLE GLAZED
- NO UPWARD CHAIN

**Offers In The Region Of £130,000 Freehold**





**Nestled in the heart of Mexborough on Victoria Street, this charming terraced house presents an excellent opportunity for families and investors alike. This property is two terrace houses converted to one, it has two stairways and landing areas and can be easily converted back to two properties.**

**Situated in a vibrant community, this property benefits from local amenities, schools, and transport links, making it an ideal choice for those seeking a blend of suburban tranquillity and accessibility.**

**This terraced house on Victoria Street is not just a home; it is a canvas for your personal touch, ready to be transformed into your dream living space. Do not miss the chance to view this delightful property and envision the possibilities it holds.**

#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

#### **LANDING TWO**

Stairs from lounge.

#### **LOUNGE**

24'4" \* 10'9"

Two aluminium double glazed bay windows to front elevation. Two wall mounted gas fires. TV aerial socket. Doorway with stairs to landing area.

#### **KITCHEN**

11'10" \* 11'9"

Aluminium double glazed window 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. Doorway to separate landing area.

#### **DINING ROOM**

12'0" \* 11'10"

Aluminium double glazed window to rear elevation. Wall mounted gas fire. Doorway to cellar. Built in cupboard to one wall. Aluminium double glazed doorway to rear elevation.

#### **LEAN TO EXTENSION**

10'4" \* 5'10"

Timber framed windows to three elevations. Timber framed doorway to side elevation.

#### **FIRST FLOOR ACCOMMODATION**

#### **LANDING ONE**

Stairs from Kitchen.

#### **BEDROOM ONE**

12'0" \* 10'11"

Aluminium double glazed window to front elevation. Wall mounted gas heater. Storage cupboard off.

### **BEDROOM TWO**

11'10" \* 8'2"

Aluminium double glazed window to rear elevation. Wall mounted gas heater. Storage cupboards.

### **BEDROOM THREE**

12'0" \* 11'11"

Aluminium double glazed window to rear elevation. Storage cupboard off housing hot water heater. Doorway to:

### **BEDROOM FOUR**

11'10" \* 10'11"

Aluminium double glazed window to front elevation. Wall mounted gas heater. Storage cupboard off.

### **BATHROOM**

8'10" \* 4'4"

Aluminium double glazed window to rear elevation. Suite comprising of bath with shower tap attachment, low flush WC and hand wash pedestal basin. Tiles to splash back areas. Wall mounted heater.

### **OUTSIDE AND GARDENS**

To the rear is a good size enclosed garden with well stocked borders and patio area.

### **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 classed as LIMITED with some carriers and outdoors is classed as LIKELY to be ok according to Ofcom.



**Local Authority Doncaster**  
**Council Tax Band A**  
**EPC Rating**



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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.