

Churchills



Harlington Road

Mexborough S64 0DF

- TWO BEDROOMS
- uPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- EPC RATING TBC
- SHOP FRONT AND ACCOMMODATION
- KITCHEN / DINER
- REAR GARDEN

Offers In The Region Of £90,000 Freehold





Situated on Harlington Road in Mexborough, the property consist of a large shop front and two bedroom living accommodation to the rear.

Located in a friendly neighbourhood, positioned in the centre of a row of shops this property benefits from its proximity to local amenities, schools, and parks, making it an ideal choice for those who appreciate community living.

In summary, this property on Harlington Road is a wonderful opportunity for anyone looking to run a business with living accommodation attached.



GROUND FLOOR ACCOMMODATION

uPVC double glazed doorway opens into:

SHOP FRONT

15'9" * 20'8"

uPVC double glazed windows to front elevation. Single panelled central heating radiator. Doorway to:

LOUNGE

15'10" * 13'2"

uPVC double glazed window to front elevation. Surround with marble back and hearth. Laminate wood effect flooring. Stairs to first floor landing with handrail, spindles and newel posts. Double panelled central heating radiator.

KITCHEN/DINER

15'9" * 13'7"

uPVC 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. Single drainer sink unit. Laminate wood effect flooring. Double panelled central heating radiator. Wall mounted boiler. uPVC double glazed doorway to rear.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from Lounge with handrail, spindles and newel posts.

BEDROOM ONE

15'10" reducing to 13'1" * 11'7"

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

BEDROOM TWO

13'2" * 9'1"

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

BATHROOM

9'8" * 6'4"

uPVC double glazed window to rear elevation. Suite in white comprising of bath, low flush WC, hand wash pedestal basin and separate shower cubicle. Half tiling to walls. Single panelled central heating radiator.



OUTSIDE AND GARDENS

To the rear is an enclosed good size garden.

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 unknown at this time.

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

Churchills Sales Office

16 High Street, Mexborough, South
Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

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.