

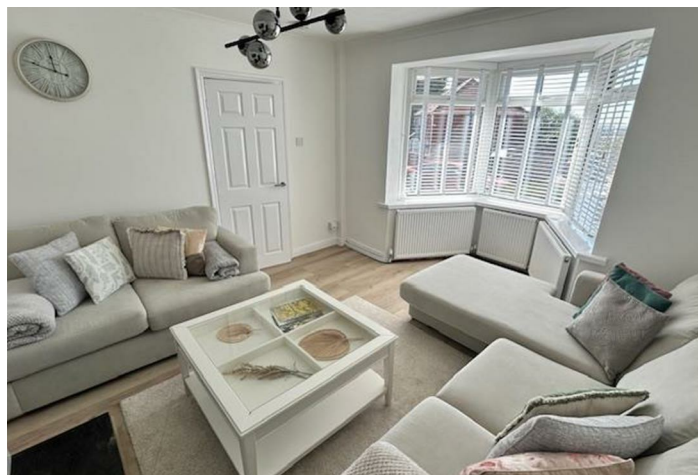
# Churchills

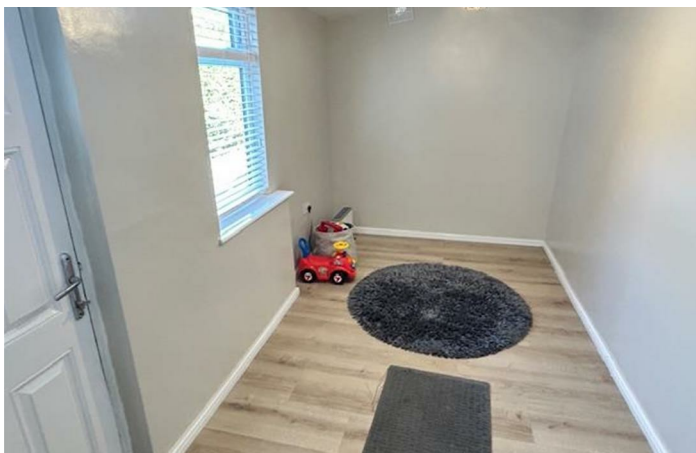
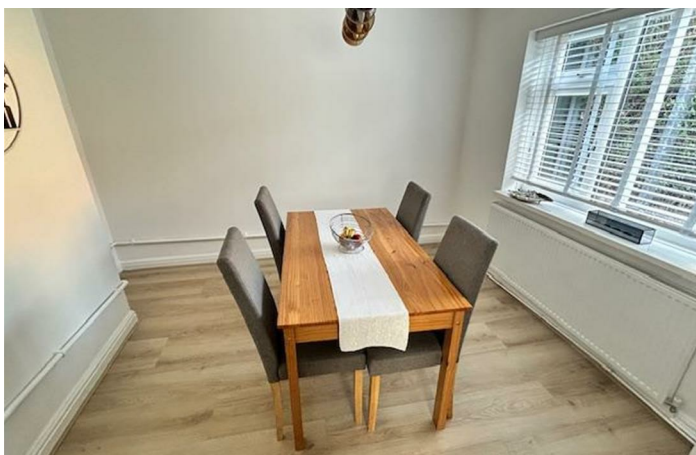
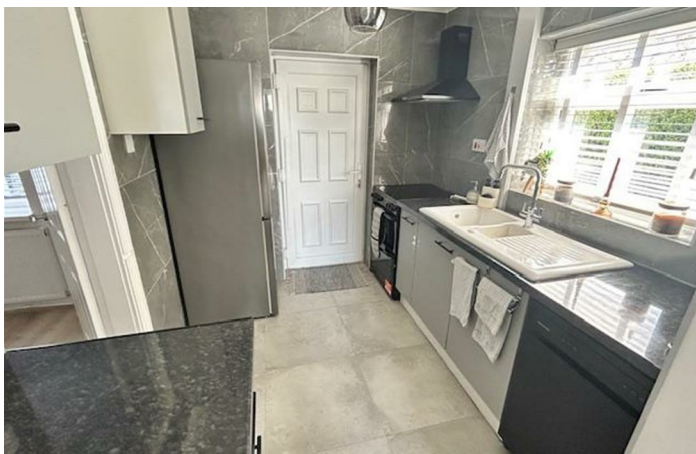


## Beech Crescent Mexborough S64 9EH

- THREE/FOUR BEDROOM
- REFURBISHED THROUGHOUT
  - CCTV AND MONITOR
  - EXTENTION TO REAR
  - APPLIANCES INCLUDED
- SEMI DETACHED HOUSE
  - HEAT PUMP
  - NEW RADIATORS
- BLOCK PAVED DRIVEWAY
  - EPC RATING D

**Offers In The Region Of £180,000 Freehold**





Situated in Mexborough, this delightful extended semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Refurbished to a high standard which includes heat pump, new staircase, floor tiling, CCTV and monitor and new appliances.

The property has been extended to the rear allowing extra space or bedroom. The outside has been upgraded with porcelain tiled frontage and block paved driveway.

Within close proximity to local amenities, including shops, schools, and parks. This home presents an excellent opportunity for those looking to walk into a property with nothing to do but move in. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.

#### GROUND FLOOR ACCOMMODATION

Composite panelled doorway opens into:

#### ENTRANCE HALLWAY

uPVC double glazed window to side elevation. Stairs to first floor landing with handrail, spindles and newel posts. Laminate wood effect flooring to hallway and stairs. Single panelled central heating radiator.

#### LOUNGE

14'10" \* 12'0"

uPVC double glazed bay window to front elevation. Marble surround housing a multifuel burner with marble back and hearth. Laminate wood effect flooring. Three single panelled central heating radiators to bay window.

#### KITCHEN

12'9" \* 7'4"

uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Ceramic tiles to wall and floors. Enameled one and a half bowl single drainer sink unit with mixer tap. Appliances included in the sale are cooker, fridge freezer and dishwasher. Tiles to splash back areas. Storage cupboard off with space and plumbing for an automatic washing machine.

## DINING ROOM

10'1" \* 10'5"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator. Storage cupboard off.

## EXTENSION / BEDROOM FOUR

14'0" \* 7'10"

uPVC double glazed window to side elevation. Laminate wood effect flooring. uPVC double glazed and panelled doorway to side elevation.

## FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double glazed window to side elevation. Laminate wood effect flooring. Stairs from entrance hallway with handrail, spindles and newel posts. Loft access point.

### BEDROOM ONE

12'11" \* 11'1"

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

### BEDROOM TWO

11'7" \* 10'5"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator. Storage cupboard off.

### BEDROOM THREE

9'8" \* 7'1"

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

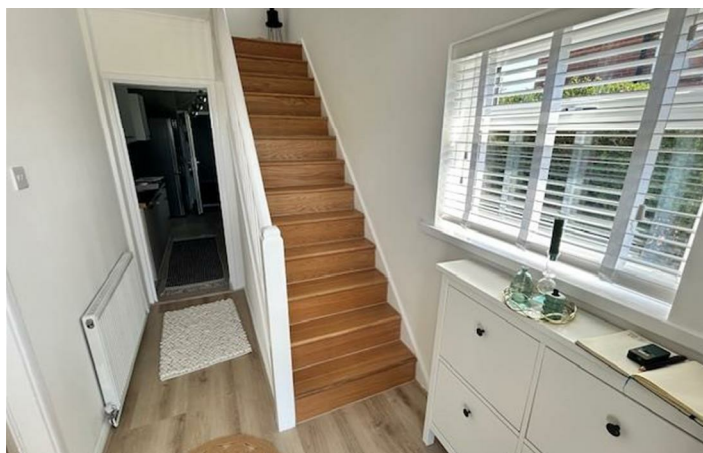
### BATHROOM

8'5" \* 7'6"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower over, low flush WC and hand wash pedestal basin with storage beneath. Fully tiled to all walls. Heated towel rail. Extractor fan.

## OUTSIDE AND GARDENS

To the front is a small grass area with porcelain tiled frontage leading to front door. To the side is an Italian block paved driveway with parking for several vehicles and a heat pump. To the rear is a good size grass area with gazebo and decked patio area and several outbuildings.



## 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.

## 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 via Heat Pump

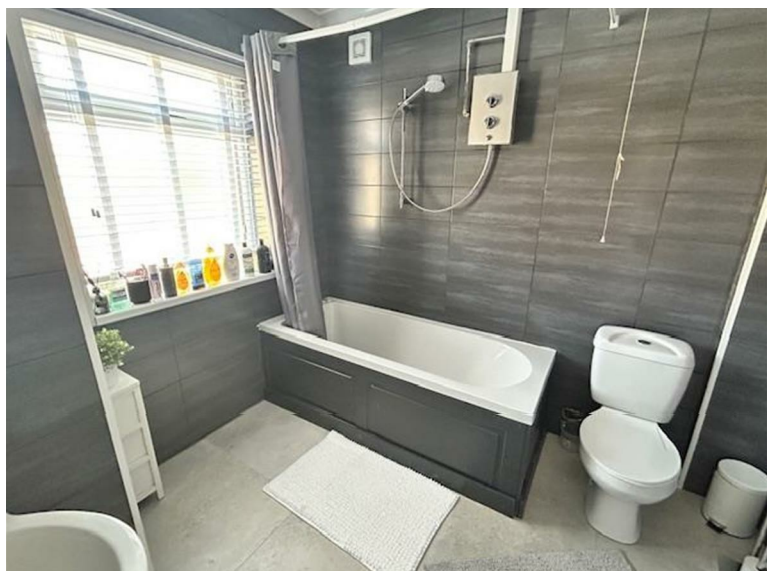
## BROADBAND

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 D**



**Churchills Sales Office**

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

**Contact**

01709 582880  
[Info@churchillsestateagents.com](mailto:Info@churchillsestateagents.com)  
[www.churchillsestateagents.com](http://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.