

Churchills



Harlington Road

Mexborough S64 0QG

- TWO BEDROOM
- uPVC DOUBLE GLAZED
- COMBINATION BOILER
- SUMMER HOUSE / GAMES ROOM
- DETACHED BUNGALOW
- NEEDS MODERNISATION
- DETACHED GARAGE
- EPC RATING TBC

Offers In The Region Of £180,000 Freehold





Situated on Harlington Road in Mexborough, this delightful detached bungalow offers a perfect blend of comfort and convenience.

The bungalow's design promotes a sense of warmth and homeliness, making it an excellent choice for families, couples, or those seeking a peaceful retirement. The property is set within a tranquil neighbourhood, providing a serene environment while still being close to local amenities.

One of the standout features of this property is the summer house / games room to the rear of the property ideal for family time and socializing with the neighbours

With its solid construction and timeless appeal, this bungalow presents a wonderful opportunity for those looking to settle in a welcoming community. Whether you are a first-time buyer or seeking a new place to call home, this property on Harlington Road is not to be missed. Come and experience the charm and comfort that this lovely bungalow has to offer.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

KITCHEN

9'10" * 8'3"

uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Pantry off. Single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine and further appliances. Single panelled central heating radiator. Combination boiler to one wall unit. Tiles to splash back areas. Laminate wood effect flooring.

DINING AREA

10'7" * 9'4"

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

LOUNGE

14'11" * 10'9"

uPVC double glazed windows to front elevation. Stone surround housing a living flame coal effect gas fire. Storage cupboard off leading to further storage with uPVC double glazed window to side elevation. Double panelled central heating radiator.

INNER LOBBY

Loft access point and access to all other rooms.

BEDROOM ONE

11'0" * 10'7"

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

BEDROOM TWO

13'7" * 8'2"

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

BATHROOM

7'5" * 5'8"

uPVC double glazed window to side elevation. Suite comprising of bath, low flush WC and hand wash pedestal basin. single panelled central heating radiator. Half tiling to all walls.

GARAGE

Detached, brick built with up and over doorway. Light and power supplied.

SUMMER HOUSE/ GAMES BAR

15'8" * 14'4"

Brick built with loft space above. Two timber framed windows to side elevation. Light and power supplied.

OUTSIDE AND GARDENS

To the front is a grass garden with driveway leading to detached garage. To the rear is a small garssed area with path leading to summer house at the rear.

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

MOBILE COVERAGE

Current mobile coverage for indoors 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 MBC
Council Tax Band C
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.