

Churchills



Lanark Drive

Mexborough S64 0QY

- TWO BEDROOM
- uPVC DOUBLE GLAZED
- CONSERVATORY
- OFF ROAD PARKING
- SEMI DETACHED HOUSE
- MODERN THROUGHOUT
- COMBINATION BOILER
- EPC RATING TBC

Offers In The Region Of £160,000 Freehold





Situated in Mexborough, this delightful semi-detached house on Lanark Drive offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room and conservatory that provide a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a pleasant environment throughout the home.

Outside, you will find off road parking available, adding to the convenience of this lovely home. This semi-detached house on Lanark Drive presents an excellent opportunity for anyone seeking a comfortable and practical living space in a friendly neighbourhood. Don't miss the chance to make this charming property your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

KITCHEN

12'6" * 8'2"

uPVC double glazed window to front elevation. Range of modern wall and base units with square edged work surfaces. Built in cooking facilities comprising electric oven and ceramic hob with chimney type extractor over. One and a half bowl single drainer sink unit with mixer tap. Tiles to splash back areas. Integrated appliances including fridge and freezer, automatic washing machine and dishwasher. Laminate wood effect flooring. Double panelled central heating radiator. Storage cupboards off housing a combination boiler. LED downlights to ceiling.

LOUNGE

13'0" * 12'7"

uPVC double glazed patio doors to rear elevation leading into conservatory. Stairs to first floor landing with handrail, spindles and newel posts. Wall mounted modern flame effect electric fire. Double panelled central heating radiator.

CONSERVATORY

10'7" * 10'2"

uPVC double glazed windows to three elevations. Laminate wood effect flooring. uPVC double glazed French doors to side elevation.

LANDING

Stairs from lounge with handrail, spindles and newel posts.

BEDROOM ONE

11'8" * 9'4"

uPVC double glazed window to rear elevation. Double panelled central heating radiator. Two storage cupboards off.

BEDROOM TWO

9'11" * 6'2"

uPVC double glazed window to front elevation. single panelled central heating radiator.

BATHROOM

6'2" * 6'0"

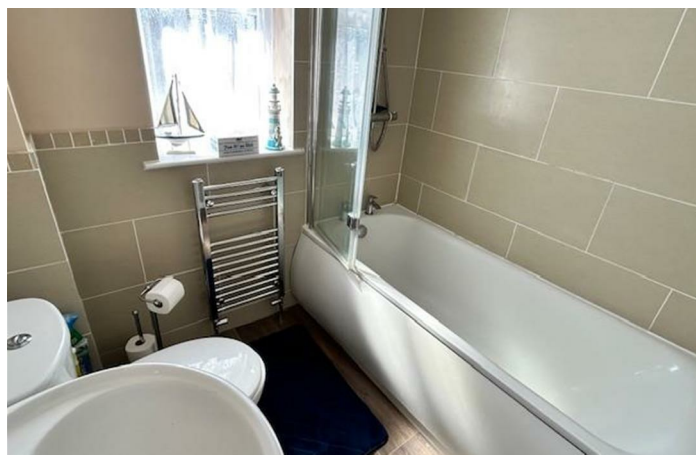
uPVC double glazed window to front elevation. Suite in white comprising of bath, low flush WC and hand wash pedestal basin. Laminate wood effect flooring. Fully tiled to shower and splash back areas. Heated towel rail. LED downlights to ceiling.

OUTSIDE AND GARDENS

To the front is a low maintenance garden with decorative stone, shrubs and bushes. to the side of the property is a driveway for off road parking that leads to a good size rear garden with three storage sheds and grassed areas and paved patio area to 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.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier
Heating is gas and supplied by Mains Supplier

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

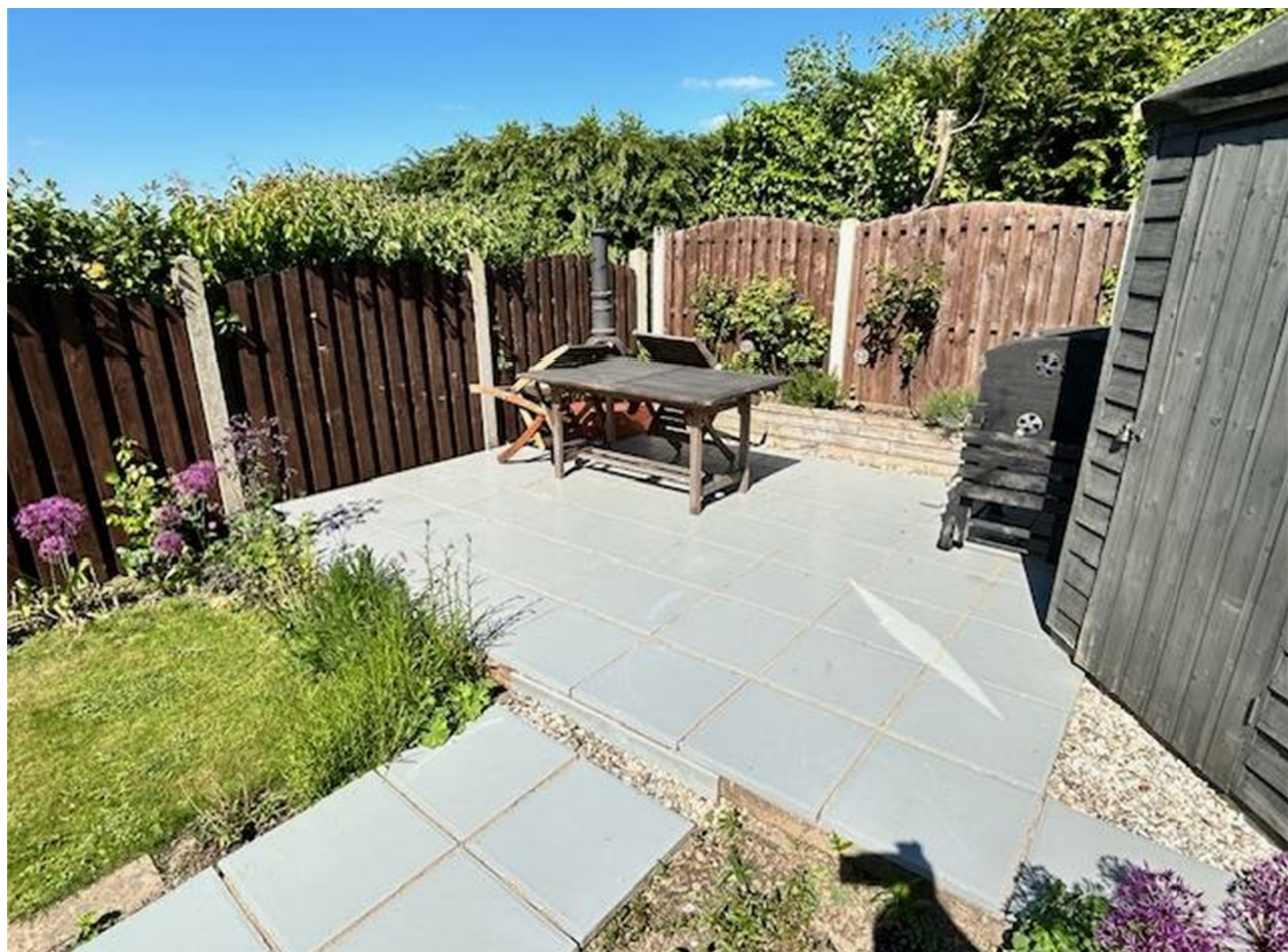
BROADBAND

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

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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.