

Churchills



Hirst Gate

Mexborough S64 0LW

- THREE BEDROOM
- LARGER THAN AVERAGE TERRACE
 - DINING ROOM
 - EPC RATING TBC
- MID TERRACE HOUSE
 - MODERN KITCHEN
- LOW MAINTENANCE GARDEN

Offers In The Region Of £120,000 Freehold





Situated on Hirst Gate, Mexborough, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. With its inviting façade and well-proportioned interiors, this property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests.

The heart of the home features a comfortable living area that flows seamlessly into a second reception room, providing ample space for family gatherings or quiet evenings in. The three well-sized bedrooms offer a peaceful retreat, ensuring that everyone has their own personal space. The bathroom is conveniently located, catering to the needs of the household with ease.

This property is ideally situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it a perfect choice for those seeking a community-oriented lifestyle. The terraced design not only enhances the character of the home but also provides a sense of privacy and security.

With its blend of comfort and practicality, this house in Hirst Gate is a wonderful opportunity to create lasting memories. Whether you are looking to invest in your first home or seeking a new place to settle down, this property is sure to impress. Do not miss the chance to view this charming residence and envision the possibilities it holds for you and your family.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into

ENTRANCE HALLWAY

Stairs to first floor landing. Laminate wood effect flooring. Single panelled central heating radiator.

LOUNGE

15'1" * 11'11"

uPVC double glazed bay window to front elevation. Laminate wood effect flooring. Surround housing an electric fire with marble hearth. TV aerial socket. Open plan through to:

DINING ROOM

12'10" * 12'1"

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

KITCHEN

9'10" * 8'7"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with extractor above. Single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine. uPVC cladding to splash back areas. Doorway to cellar. uPVC double glazed and panelled doorway to side elevation.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway with handrail, spindles and newel posts.

BEDROOM ONE

12'10" * 9'5"

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

BEDROOM TWO

12'10" * 8'8"

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

BEDROOM THREE

9'9" * 6'2"

uPVC double glazed window to front elevation. Storage cupboard off.

BATHROOM

9'10" * 8'8"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower over, hand wash pedestal basin and low flush WC. Fully tiled to shower area and half tiling to rest. Double panelled central heating radiator. Airing cupboard off.

OUTSIDE AND GARDENS

To the rear is an enclosed walled and fenced garden. Two paved patio areas to the front and rear of the garden with grassed area in between.

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 is LIMITED 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
Council Tax Band A
EPC Rating E



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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.