

# Churchills



## Chatsworth Avenue Mexborough S64 0HU

- DETACHED BUNGALOW
  - FITTED KITCHEN
  - SUN ROOM
  - SUMMER HOUSE
- NEW ELECTRICAL CERTIFICATE
- TWO DOUBLE BEDROOMS
  - MODERN BATHROOM
  - GENEROUS GARDENS
- DRIVEWAY & DETACHED GARAGE
  - EPC RATING D

**Offers In The Region Of £250,000 Freehold**





Situated on Chatsworth Avenue in Mexborough, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two inviting reception rooms including a good size dining kitchen, this property provides ample space for relaxation and entertaining guests. The two well-proportioned bedrooms ensure a restful retreat, making it an ideal home for couples or small families.

This beautiful appointed two bedroomed detached bungalow with generous gardens, summer house, detached garage and driveway with ample parking and situated in a desirable location on a quiet cul-de-sac. Within easy reach of local amenities, schools and shops it is recommended to have an early viewing to avoid disappointment.



#### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled door opens into

#### ENTRANCE PORCH

Timber framed Georgian glazed doorway opens into:

#### ENTRANCE HALLWAY

4'4" x 12'5"

Spacious hallway given access to all rooms. Single panelled central heating radiator, heater programmer. Loft access to the boarded space and housing the combi boiler.



#### LOUNGE

13'2" x 14'4"

uPVC double glazed window to the front elevation. Feature stone surround with modern electric fire and matching back and hearth, single panelled central heating radiator, tv aerial point.

#### DINING KITCHEN

14'11" x 11'9"

uPVC double glazed windows to the rear and side elevations. A range of cream wall and base units with edged worktops, stainless steel sink unit with mixer tap, integrated fridge and split level cooking facilities comprising of electric oven, ceramic hob and extractor hood. Space for appliance. Tiles to splash back areas. Single panelled central heating radiator. Laminate wood effect flooring. LED downlights to ceiling. Storage cupboards off. Space for dining table and chairs. uPVC double glazed and panelled doorway to:



### SUN ROOM

6'6" x 12'1"

uPVC double glazed windows to both rear and side elevations and uPVC double glazed door giving access to the rear garden. Solid roof and LED downlights to ceiling.

### BEDROOM ONE

12'0" x 9'4" to wardrobes

uPVC double glazed window to the front elevation. A range of fitted wardrobes to one wall. Single panelled central heating radiator.

### BEDROOM TWO

11'1" x 9'0"

uPVC double glazed window to the rear elevation. Single panelled central heating radiator. TV aerial socket.

### BATHROOM

8'6" x 5'0"

uPVC double glazed window to the rear elevation. A modern suite in white comprising of hand wash pedestal basin with storage beneath, low flush WC and walk in double shower cubicle with glass surround and direct feed rail shower over. Fully tiled to all walls. Heated towel rail. uPVC cladding to ceiling. Extractor fan.

### SUMMER HOUSE

A timber framed building with french doors and side window, electric, lighting and carpet to the floor.

### DETACHED GARAGE

19'4" \* 8'3"

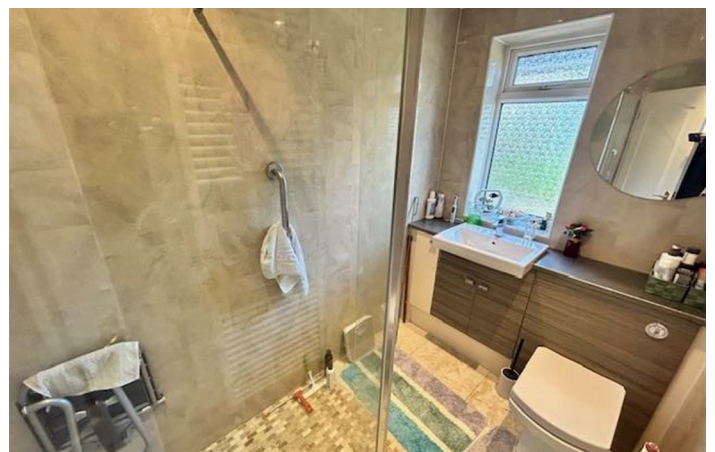
A detached garage with up and over door electric door and side pedestrian access, light and power supply.

### EXTERIOR & GARDENS

To the front of the property is a lawned garden area with an arrangement of flowers and shrubs with the driveway to the side providing ample parking and leading to the detached garage and side access gate. The large rear garden spans the width and side of the property with various areas, including paved patios, seating areas, lawned gardens, mature shrubs and trees and steps to the summerhouse. A delightful sun trap.

### 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 gas and supplied by Mains Supplier.

## MOBILE COVERAGE

Current mobile coverage for indoors 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 MBC**  
**Council Tax Band C**  
**EPC Rating D**

**Churchills Sales Office**

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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.