

Churchills



Park View , Mexborough

- TWO BEDROOM
- IN NEED OF REFURBISHMENT
- REAR AND FRONT GARDENS
- SEMI DETACHED HOUSE
- uPVC DOUBLE GLAZED
- EPC RATING TBC

Offers In The Region Of £55,000 Freehold





Situated on Park View, Mexborough off Newark Road, this delightful semi-detached house presents an excellent opportunity to anyone wishing to take on a refurbishment project.

The property has two reception rooms and two good size bedrooms and overlooks the park at the end of Newark Road.

The property is in need of refurbishment, but could be made into a nice family home for first time buyers or rented has an investment property.



GROUND FLOOR ACCOMMODATION

Timber framed doorway opens into:

ENTRANCE PORCH

Timber framed window to side elevation. Timber framed doorway to:

LOUNGE

13'6" * 12'5"

uPVC double glazed window to front elevation. Tiled surround with marble back and hearth. Double panelled central heating radiator.

INNER LOBBY

Stairs to first floor landing.

DINING ROOM

12'9" * 10'9"

Timber framed window to rear elevation. Coal fire with back boiler. single panelled central heating radiator. Doorway to cellar. Doorway to:

KITCHEN

10'11" * 6'2"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Sink unit with mixer tap. Velux window to ceiling. uPVC double glazed doorway to rear garden.

WC

Timber framed window to rear elevation. Suite in white comprising of low flush WC.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from inner lobby.

BEDROOM ONE

13'6" * 11'5"

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

BEDROOM TWO

10'11" * 6'3"

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



BATHROOM

7'10" * 6'11"

uPVC double glazed window to rear elevation. Suite in white comprising of bath, low flush WC and hand wash pedestal basin. Single panelled central heating radiator. Storage cupboard off.

OUTSIDE AND GARDENS

To the front is a small walled garden with trees and shrubs. To the rear is a good size garden with pedestrian access to 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.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by

Heating is gas and supplied by

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by

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
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.