



Churchills

Pastures Mews

Mexborough, S64 0HQ

- THREE BEDROOMS
- DETACHED HOUSE
- LOUNGE DINER
- DEATCHED GARAGE

Priced to sell £145,000

EPC Rating C





Property Description

VIEWING RECOMMENDED this excellently presented three bedroom detached house situated on a quite cul de sac in a good area of Mexborough. Close to local amenities and a short walk to Dearne Valley Leisure centre. The property is ideal for any first time buyer or growing family.

GROUND FLOOR

uPVC double glazed and panelled doorway opens into:

ENTRANCE LOBBY

uPVC double glazed window to front elevation. Ceramic tiles to floor.

DOWNSTAIRS WC

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC and hand wash pedestal basin. Ceramic tiles floor. Extractor fan. Single panelled central heating radiator.



LOUNGE

13' 10" x 13' 5" (4.22m x 4.11m) uPVC double glazed window to front elevation. Open plan stairway to first floor landing with handrail, spindles and newel posts. Surround housing a modern electric fire with marble back and hearth. TV aerial socket. Double panelled central heating radiator. Open plan through to:

DINING AREA

8' 8" x 7' 6" (2.66m x 2.31m) uPVC double glazed French doors opening to rear garden. Double panelled central heating radiator.

KITCHEN

9' 7" x 7' 8" (2.94m x 2.36m) uPVC double glazed window to rear elevation. Modern maple wall and base units with black roll edged work surfaces. Stainless steel single drainer sink unit with mixer tap. Space and plumbing for automatic washing machine. Built in cooking facilities comprising of electric oven, gas hob with extractor fan. Combination boiler to one wall unit. Ceramic tiles to floor and splash back areas.



FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from lounge with handrail spindles and newel post. Loft access point. Airing cupboard off.

BEDROOM ONE

10' 3" x 9' 4" (3.14m x 2.87m) uPVC double glazed window to front. Double panelled central heating radiator.

BEDROOM TWO

12' 1" x 7' 10" to wardrobes (3.70m x 2.41m) uPVC double glazed window to rear elevation. Range of fitted mirrored wardrobes to one wall. Double panelled central heating radiator.

BEDROOM THREE

7' 11" x 6' 8" (2.43m x 2.05m) uPVC double glazed window to rear elevation. Double panelled central heating radiator.

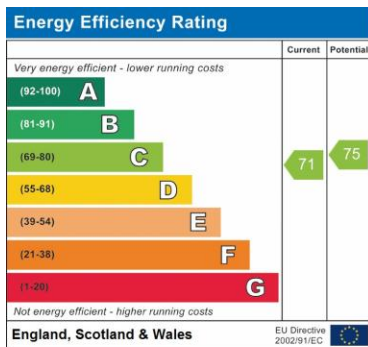


BATHROOM

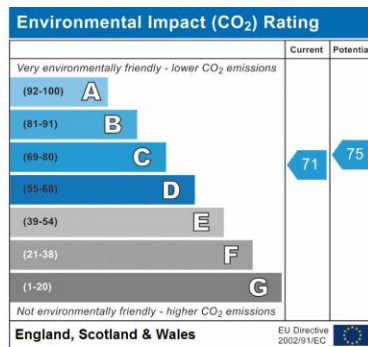
7' 0" x 6' 11" (2.14m x 2.11m) uPVC double glazed window to rear elevation. Suite in white comprising of bath with direct feed shower over and glass shower screen, hand wash pedestal basin and low flush WC. Ceramic tiles to floor and splash back areas.

DETACHED GARAGE

Brick built with up and over door.



Address:
Pastures Mews



OUTSIDE AND GARDENS

To the front is a walled garden, which is grass area and shrubs and bushes. Driveway leading to the detached garage. To the rear is a good size garden which is mostly grassed with a paved patio area outside of French doors. The garden is fenced and walled to the rear.

VIEWING

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

MAKING AN OFFER

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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 buyer's 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 printed version of a Home Report. 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.

THING OF SELLING

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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.