

Churchills



Elm Road

Mexborough S64 9SA

- TWO BEDROOMS
- uPVC DOUBLE GLAZED
- GOOD SIZE REAR GARDEN
- SEMI DETACHED HOUSE
- COMBINATION BOILER
- EPC RATING TBC

Offers In The Region Of £108,000 Freehold





Situated on Elm Road in Mexborough, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With two well-proportioned bedrooms, this home offers ample space for relaxation and rest. The layout is thoughtfully designed to maximise comfort and functionality, making it an ideal choice for individuals or small families.

Whether you are looking to invest in your first home or seeking an investment this house on Elm Road is certainly worth considering. Don't miss the chance to make this lovely property your own.

GROUND FLOOR ACCOMMODATION

uPVC double and panelled doorway opens into:

ENTRANCE LOBBY

uPVC double glazed window to side elevation. Stairs to first floor landing.

LOUNGE

14'0" * 11'11"

uPVC double glazed window to front elevation. Surround housing a modern electric flame effect fire with marble back and hearth. Laminate wood effect flooring. Single panelled central heating radiator. TV aerial socket.

KITCHEN

17'4" * 8'9"

Two uPVC double glazed windows 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. Space and plumbing for an automatic washing machine. Space for two further appliances. One and a half bowl single drainer sink unit with mixer tap. Mosaic tiling to splash back areas. Ceramic tiles to floor. Single panelled central heating radiator. Storage cupboard off. uPVC double glazed and panelled doorway to side elevation.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance lobby. Loft access point. Storage cupboard off.

BEDROOM ONE

14'0" * 9'7"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Laminate wood effect flooring. Storage cupboard off housing combination boiler. TV aerial socket.

BEDROOM TWO

11'1" * 10'1"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator. TV aerial socket.

BATHROOM

6'10" * 5'5"

uPVC double glazed window to rear elevation. Suite in white comprising of corner bath with shower tap attachment, low flush WC and hand wash pedestal basin. Fully tiled to all walls and floor. Single panelled central heating radiator.

OUTSIDE AND GARDENS

To the front is a good size garden mostly grass with path to the side of the property leading to a large fenced rear garden which is mostly grass with path leading to a pedestrian access gate 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.

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



Churchills Sales Office

16 High Street, Mexborough, South
Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

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