



Churchills

Dove Road

Mexborough, S64 0NQ

- FOUR BEDROOM
- DETACHED HOUSE
- BI FOLD DOORS TO REAR
- MODERN KITCHEN

Offers In Region Of £255,000

EPC Rating B





Property Description

*****DONT MISS THIS SUPERB***** Four bedroom detached house in a very good area of Mexborough, decorated and presented to show house standard. A short walk or drive to Mexborough or Conisbrough town centres, train stations and close to local leisure centre. This is a must for anyone looking for a large modern property where you can move your furniture in and have nothing else to do.



GROUND FLOOR ACCOMMODATION

Composite double glazed and panelled doorway with uPVC side window opens into:

ENTRANCE HALLWAY

Stairs to first floor landing with handrail, spindles and newel posts. Double panelled central heating radiator. "Kardene" type flooring. Storage cupboard off. Doorway to garage. Further doorway to:



WC

5' 7" x 5' 3" (1.71m x 1.62m) uPVC double glazed window to front elevation. Single panelled central heating radiator. Suite in white comprising of low flush WC and hand wash basin. Tiling to two walls and splash back areas. LED downlights to ceiling.

DINING KITCHEN

22' 0" x 10' 1" (6.71m x 3.08m) uPVC double glazed bi-fold doors to rear garden. Range of modern wall and base units with square edged work surfaces. Built in cooker with double electric oven and ceramic hob. Integrated appliances include microwave, fridge and freezer units and dishwasher. One and a half bowl single drainer sink unit with mixer tap.



LOUNGE

14' 2" x 10' 3" (4.34m x 3.13m) uPVC double glazed window to rear elevation. Laminate wood effect flooring. Double panelled central heating radiator. TV aerial socket.

FIRST FLOOR LANDING

LANDING

Stairs from entrance hallway with handrail, spindles and newel posts. Storage cupboard off housing boiler and tank.



BEDROOM ONE

14' 11" to wardrobes x 10' 4" (4.57m x 3.15m) uPVC double glazed window to rear elevation. Range of fitted wardrobes to one wall. Double panelled central heating radiator. TV aerial socket.

EN SUITE

uPVC double glazed window to side elevation. Suite in white comprising of double shower cubicle with direct feed shower over, hand wash pedestal basin and low flush WC. Built in vanity cupboard to one wall. Tiles to splash back and shower areas. Heated towel rail. LED downlights to ceiling.

BEDROOM TWO

10' 8" to wardrobes x 10' 2" (3.27m x 3.10m) uPVC double glazed window to rear elevation. Single panelled central heating radiator. Range of fitted wardrobes to one wall. TV aerial socket.

BEDROOM THREE

10' 4" x 9' 7" (3.15m x 2.93m) uPVC double glazed window to front elevation. Double panelled central heating radiator.





BEDROOM FOUR

10' 2" x 6' 6" (3.11m x 2.00m) uPVC double glazed window to front elevation. Single panelled central heating radiator. TV aerial socket.

BATHROOM

7' 1" x 5' 6" (2.18m x 1.70m) uPVC double glazed window to side elevation. Suite in white comprising of bath with direct feed rain shower over. Hand wash pedestal basin and low flush WC. Tiles to splash back and shower areas. Heated towel rail. LED downlights to ceiling.



GARAGE

19' 3" x 10' 0" (5.89m x 3.05m) Integrated with access door to entrance hallway. Up and over door. Range of wall and base units with roll edged work surfaces. Space and plumbing for automatic washing machine and dryer. Single drainer sink unit and mixer tap. Light and power supplied.



VIEWING

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

MAKING AN OFFER

Before contacting a Building Society, Bank, Solicitors or Mortgage Advisor you should make an offer to Churchills. Any delay may result in the sale being agreed to another party incurring unnecessary costs. Under the Estate Agents Act (1979) you will be required to give us financial information in order to verify your position before we can recommend your offer to our vendor.

IMPORTANT INFORMATION

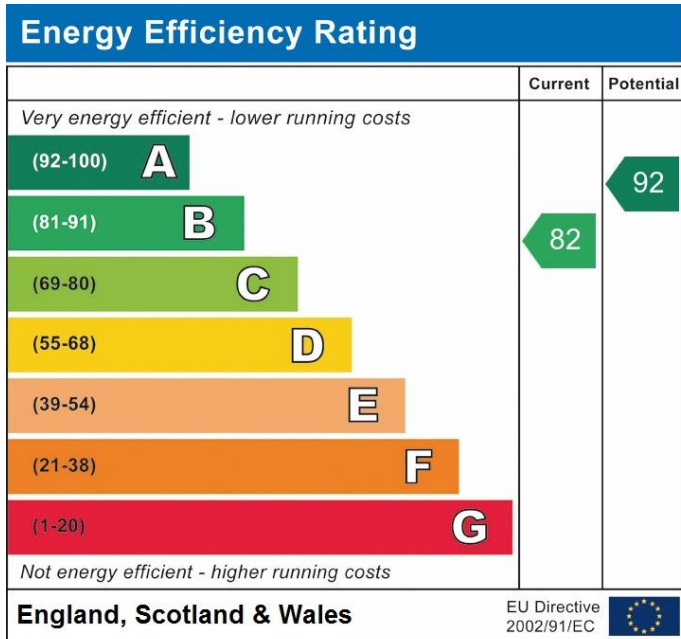
MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements 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.

THINKING OF SELLING

If you like the way we present our property particulars and are considering selling your home, please contact us on 01709 582880 or email info@churchillsestateagents.com for one of our qualified partners to give you a valuation and marketing advice of your home.

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.



Address:
Dove Road

