



Churchills

Goulding Street
Mexborough, S64 9LZ

- TWO BEDROOM
- END TERRACE HOUSE
- uPVC DOUBLE GLAZED
- GOOD SIZE REAR GARDEN

Offers In Region Of £69,950
EPC Rating 'TBC'





Property Description

*** LOOK AT THIS *** Two bedroom double fronted end terrace house situated in Mexborough, close to town centre and shops and a short walk to both bus and train stations. Ideal for any First time buyer or investor.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

13' 1" x 11' 8" (4.01m x 3.58m) uPVC double glazed window to front elevation. Surround housing a living flame coal effect gas fire with marble back and hearth. Single panelled central heating radiator. TV aerial socket. Two wall light points.

INNER LOBBY

Stairs to first floor landing.





KITCHEN

13' 1" x 11' 9" (4.00m x 3.60m) uPVC double glazed window to front elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and hob. Space and plumbing for an automatic washing machine. and space for dryer. Tiles to splash back areas. Single panelled central heating radiator. Storage cupboard off. uPVC double glazed and panelled doorway to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from inner lobby. uPVC double glazed window to rear elevation.

BEDROOM ONE

13' 2" x 11' 9" (4.02m x 3.59m) uPVC double glazed window to front elevation. Single panelled central heating radiator. Storage cupboard off.

BEDROOM TWO

11' 10" x 9' 3" (3.61m x 2.83m) uPVC double glazed window to front elevation. Single panelled central heating radiator.

BATHROOM

13' 2" x 6' 4" (4.02m x 1.95m) uPVC double glazed window to front elevation. Suite in white comprising bath with direct feed shower over, low flush WC and hand wash pedestal basin. Single panelled central heating radiator.

OUTSIDE AND GARDEN

To the side underneath bathroom there is a storage area with doors at the front and back. To the rear is a walled garden.



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.