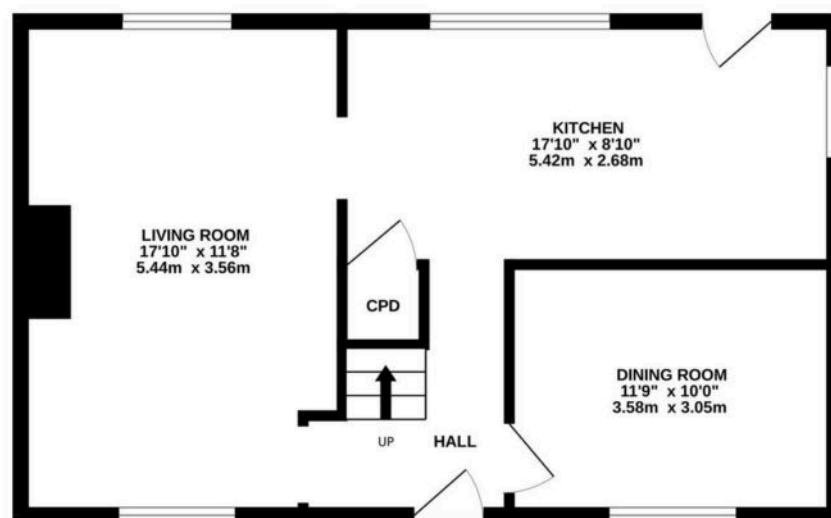




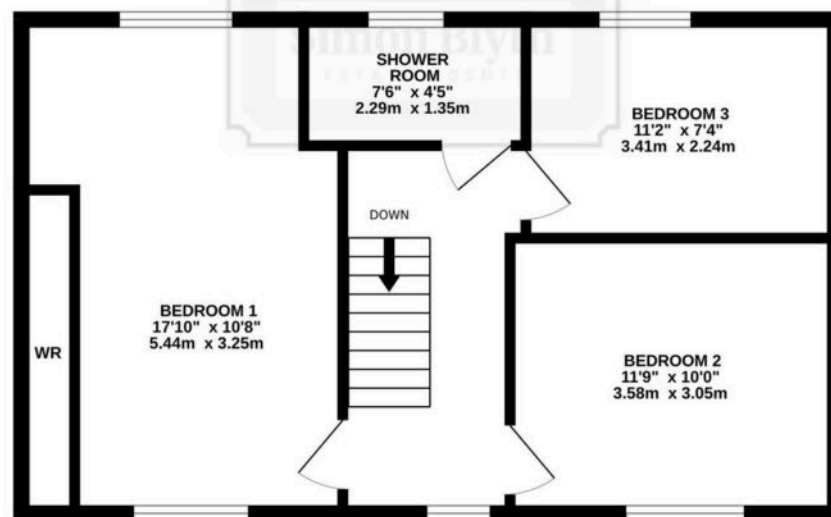
**Washington Street, Mexborough**  
Mexborough

Offers in Region of **£175,000**

# GROUND FLOOR



# 1ST FLOOR



WASHINGTON STREET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Washington Street

Mexborough, Mexborough

THIS PROPERTY IS OFFERED TO THE MARKET WITH PLENTY OF INTERIOR AND EXTERIOR SPACE. A SUITABLE HOME FOR FIRST TIME BUYERS AND FAMILIES ALIKE, YOU WILL FIND THIS IS A MUST SEE PROPERTY. SITTING ON A LARGE PLOT, THIS HOUSE IS SURPRISINGLY LARGER THAN YOU WOULD EXPECT. WITH A DUAL ASPECT MAIN BEDROOM, THIS PROPERTY HAS PLENTY OF OPPORTUNITIES FOR ANY FUTURE DEVELOPMENTS BUT IS ALSO READY FOR SOMEONE TO MOVE INTO.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- SEMI DETACHED HOME
- THREE BEDROOMS
- DINING ROOM
- ENCLOSED REAR GARDEN
- WELL PRESENTED
- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS



### **ENTRANCE HALL**

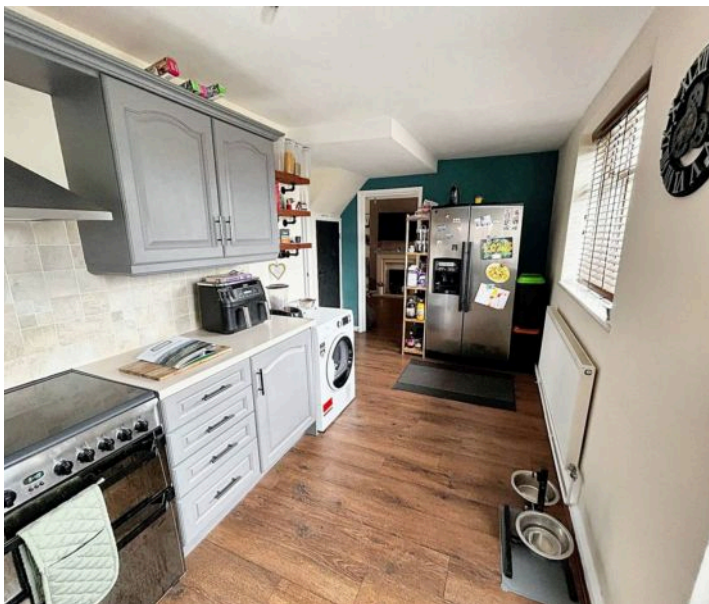
Entrance gained via composite door opaque glass panels into entrance hall. With ceiling light, central heating radiator and staircase rising to first floor with a selection of storage cupboards and drawers underneath. From here we gain entrance to the following rooms.

### **LIVING ROOM**

A spacious front facing reception room with ceiling light, two central heating radiators and two sets of uPVC double glazed windows to front and rear. The main focal point of the room being a gas fire with marble surround, hearth and mantelpiece.

### **DINING KITCHEN**

Accessed via the living room or from the entrance hallway. The kitchen itself has a range of wall and base units with contrasting laminate worktops over with integrated stainless steel one and half bowl sink with chrome mixer tap over. There is space for a free-standing oven with chimney style extractor fan over, plumbing for a washing machine and space for a fridge / freezer. There is a ceiling light, central heating radiator, uPVC opaque window overlooking the side of the property and uPVC composite door leading to the rear of the property.



### **DINING ROOM**

Having ample room for a dining table and chairs with ceiling light, central heating radiator and uPVC double glazed window.

### FIRST FLOOR LANDING

From the entrance hallway a staircase rises to first floor landing with ceiling light, central heating radiator, uPVC double glazed window and access to loft via a hatch. From here we gain access to the following rooms.

### BEDROOM ONE

A spacious double bedroom with two ceiling lights, two central heating radiators, built in wardrobes and two sets of uPVC double glazed windows to the front and rear.

### BEDROOM TWO

Another double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

### BEDROOM THREE

A well sized bedroom with ceiling light, central heating radiator and uPVC double glazed window.

### SHOWER ROOM

Comprising of a three-piece suite in the from of; close coupled W.C, basin sat within vanity unit with chrome mixer tap over and double shower cubicle with water effect shower head and separate handheld attachment. There is part tiling to walls, extractor fan, ceiling light, built in storage cupboard, central heating radiator and obscure uPVC double glazed window.



## GARDEN

To the front of the home is a low maintenance garden with mature shrubs and trees with pebbled garden and a concrete ramp leading to the front door. To the rear of the home is a selection of flagged patio hardstanding, lawned garden area, mature borders and a low maintenance pebbled area. The garden is fully enclosed with perimeter fencing, walling and hedging.



## ADDITIONAL INFORMATION

The EPC is a D-66 and the council tax band is A, and we are informed by the vendor that the property is Freehold.

## VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730

## BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

## MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday – 8:45 am to 5:30pm

Saturday – 9:00 am – 2:00pm

Sunday – 11:00 am – 1:00pm



## Simon Blyth Estate Agents

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