



## Cemetery Road

Mexborough, Doncaster, S64 9PN

Guide Price £230,000 - £240,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- STUNNING DECOR
- OFF STREET PARKING
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: D
- GROUND FLOOR EXTENSION
- LARGE ENCLOSED FRONT AND REAR GARDEN
- GENEROUS DIMENSIONS
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND: B

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**CALL NOW TO AVOID MISSING OUT ON THIS SPECTACULAR. BEAUTIFULLY PRESENTED, EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY, LOCATED WITHIN MEXBOROUGH.** Boasting stylish décor, generous dimensions, enclosed large rear garden with off road parking to the front. Close to all local amenities with sought after schools for the area being within walking distance, close to Swinton and Mexborough towns offering supermarkets, local business and public houses, good links to Barnsley, Rotherham and Doncaster and within easy reach of the A1 and M1 making this an ideal spot for any family or couple. Property briefly comprises of Lounge, Dining Room, Lounge, Reception Room, Kitchen, three Bedrooms and family Bathroom. **VIEWINGS ARE A MUST!**

## ENTRANCE HALL

Make an entrance through this beautiful composite front door into a handy area to take off those muddy shoes. Comprising of wall mounted radiator, wooden flooring, staircase to first floor and doorways leading straight into the dining area and reception room. Handy understairs storage to the side.

## DINING ROOM

11'11 x 12'05 (including bay window) (3.63m x 3.78m (including bay window))

Beautifully designed dining area with large uPVC bay window filling the room with natural sources of light. Matching wooden flooring as living area. Comprising of wall mounted radiator with plenty of space for a dining table and chairs, with large open doorway leading straight into the living area creating the perfect space for entertaining family and friends.

## LOUNGE

11'11 x 15'06 (3.63m x 4.72m)

Having a uPVC French doors leading out into the enclosed rear garden, making this the perfect design for the principle reception room. Comprising of wooden flooring, wall mounted radiator with ariel point in place. The focal point of the room is the attractive log burner located in the centre creating a cosy feel to the room.

## RECEPTION ROOM

8'05 x 9'03 (2.57m x 2.82m)

Extra addition to this family home to use as you wish. Comprising of wooden flooring, uPVC flooring and doorway leading straight into the kitchen area.

## KITCHEN

14'01 x 17'08 narrowing to 10'11 (4.29m x 5.38m narrowing to 3.33m)

Adding the wow factor to this property is this spacious and well designed modern kitchen. Beautifully presented and complimented by wooden flooring and inset spot lighting. The kitchen consists of an array of wall and base units adding plenty of storage with complimentary wooden surface over, spot lights, ceramic sink with stainless steel mixer tap, plenty of added extras including, integrated washing machine, free standing 5 ring gas range cooker with extractor fan over and integrated fridge freezer. Six uPVC windows filling the room of natural light with wall mounted radiator plus tall vertical wall mounted radiator and double sliding uPVC door leading straight into the beautiful rear garden.

## LANDING

From the spacious landing doorways lead to all three bedrooms and family bathroom. With neutral décor, carpet flooring and uPVC window to the side elevation.

## BEDROOM ONE

10'10 x 15'00 (3.30m x 4.57m)

An exquisite master bedroom boasting stunning décor with the extra storage space we all crave. Benefiting from built in wardrobes, carpet flooring and large bay window overlooking the front garden.

## BEDROOM TWO

10'06 x 12'08 (including bay window) (3.20m x 3.86m (including bay window))

A further good sized double bedroom with plenty of room for extra bedroom furniture, built in wardrobe, wall mounted radiator, stylish décor and uPVC window to front exterior.

## BEDROOM THREE

7'10 x 6'07 (2.39m x 2.01m)

A further beautiful bedroom comprising of warm décor with carpet flooring, wall mounted radiator and uPVC window to the front elevation.

## BATHROOM

7'02 x 8'02 (2.18m x 2.49m)

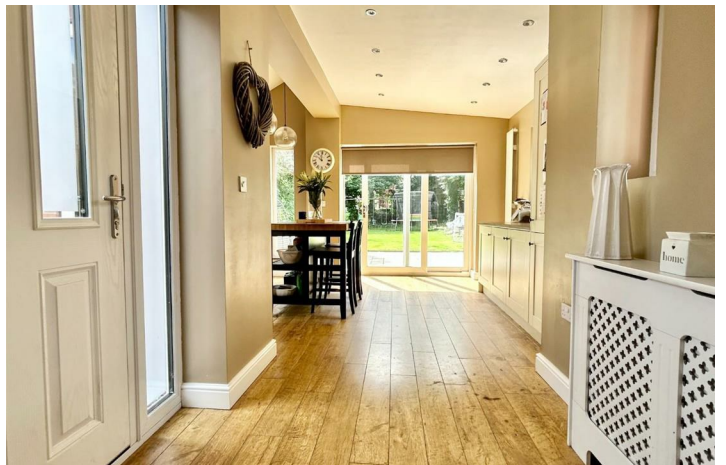
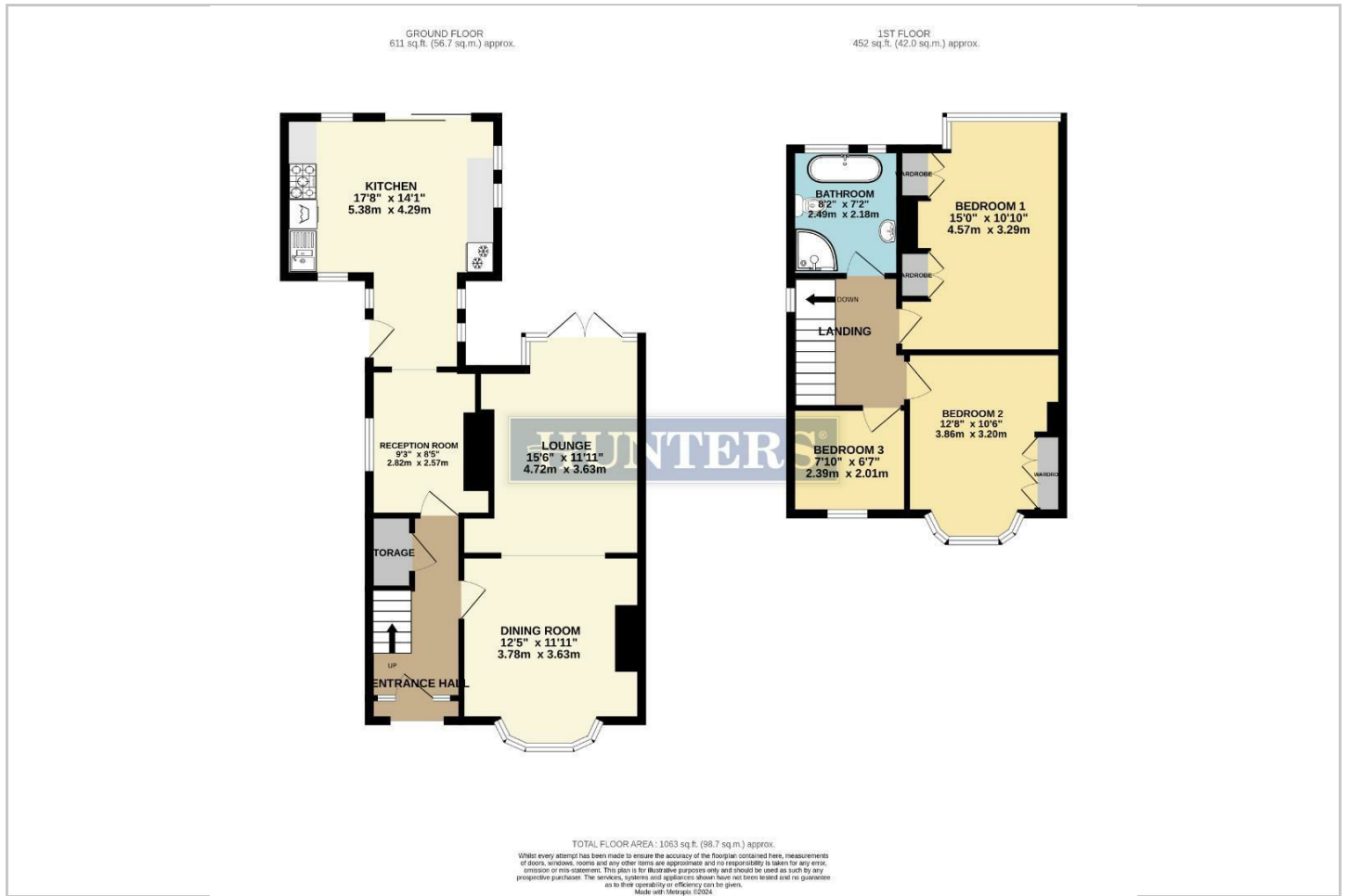
An elegant bathroom, partially tiled in serene tones, fitted with four piece suite. Comprising of free standing roll top bath with shower attachment, corner shower cubicle, WC and wash hand basin. Extra bonuses of inset spotlights, wall mounted radiator and two frosted uPVC window to the rear.

## EXTERIOR

The front of the property has great kerb appeal. Having large block paved driveway creating enclosed off street parking via iron gate and brick wall. Beautiful low maintenance lawned area with steps rising to the front entrance door.

To the rear is a large well landscaped enclosed garden area. Having large beautifully presented slabbed patio area ideal for entertaining in the summer months as well as generous sized lawn area with high fencing with plants and shrubs adding to the beauty and privacy of the garden.

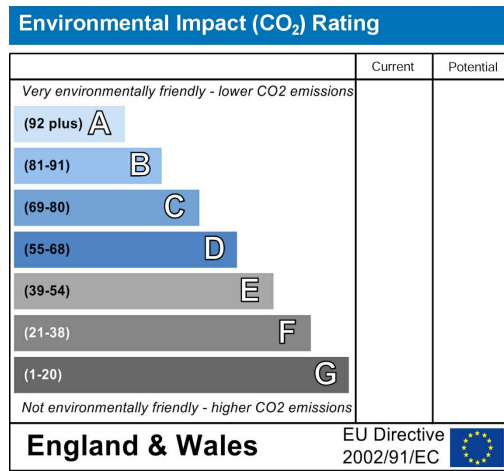
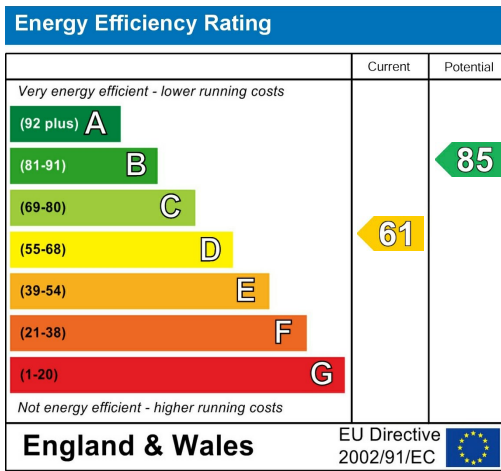
# Floorplan







### Energy Efficiency Graph



### Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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