



76 Adwick Road, Mexborough, S64 0AR

**Asking Price £270,000**

Standing pretty in grounds of good extent is this Three bedroom detached family residence. With separate garage access from Tennyson Avenue, the rear garden would provide an ideal family area. The property itself benefits from two reception rooms, extended kitchen and downstairs WC. An ideal position for the well regarded schools in the area, making an early inspection essential.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Mexborough

Mexborough is a town in the Metropolitan Borough of Doncaster in South Yorkshire, England. It lies on the estuary of the River Dearne, on the A6023 road, between Manvers and Denaby Main. Mexborough is located at the north eastern end of a dyke known as the Roman Ridge that is thought to have been constructed by the Brigantian tribes in the 1st century AD.

## Entrance Hallway

With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation.

## Extended Breakfasting Kitchen 18'1" x 9'3" (5.53 x 2.82)



Incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap, with the kitchen being fitted with a comprehensive range of wall, base and drawer units. With cooking facilities to include a four ring induction hob with electric oven. Integrated items to include a fridge and freezer with space and plumbing for an automatic washing machine. There is an entrance door entering the rear garden.

## Formal Dining Room 16'56'9" x 14'0" (505 x 4.29)



Being the larger of the two reception rooms, with a front facing upvc bay window and central heating radiator

## Lounge 14'2" x 12'0" (4.32 x 3.68)



With a rear facing window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

## Downstairs WC



With low flush WC, wash hand basing and central heating radiator.

### Principal Bedroom 17'1" x 11'3" (5.21 x 3.45)



With front facing upvc bay window, central heating radiator and comprehensive range of fitted wardrobes.

### Bedroom Two 14'1" x 11'11" (4.30 x 3.64)



With rear facing upvc window, central heating radiator and range of fitted wardrobes

### Bedroom Three 7'11" x 10'2" (2.42 x 3.10)

With front facing upvc window and central heating radiator

### Shower Room



With a three piece suite comprising of a shower cubicle with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### Garage

Accessed via Tennyson Avenue, with driveway preceding. Hosting power and lighting secured by an up and over single door.

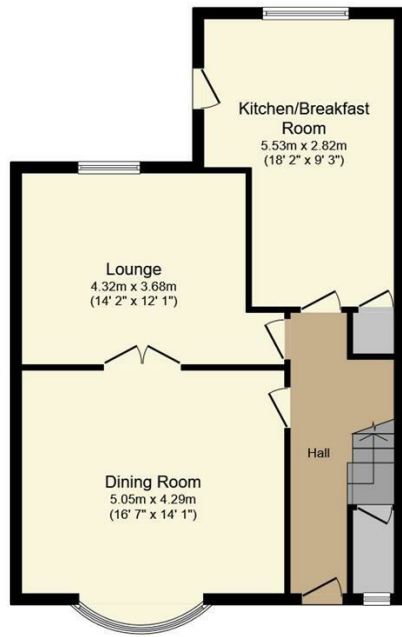
### External

With gated foot access from Adwick Road itself, with access to the impressive rear garden from Tennyson Avenue. With raised patio area, extensive laid to lawn gardens and useful under croft storage.

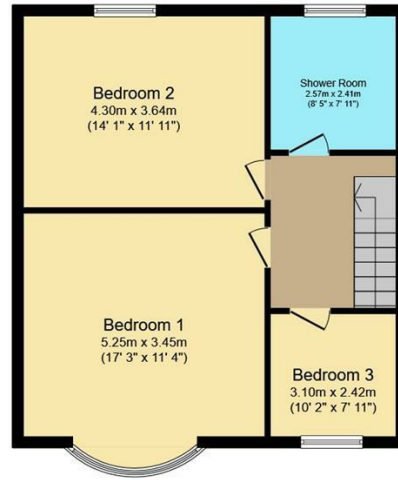
### Property Information

Freehold  
Council Tax C

# Floor Plan



**Ground Floor**  
 Floor area 69.6 sq.m. (749 sq.ft.) approx



**First Floor**  
 Floor area 58.8 sq.m. (633 sq.ft.) approx

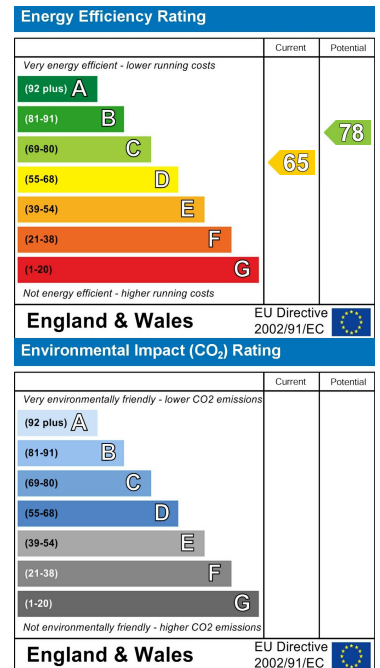
Total floor area 128.4 sq.m. (1,382 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

# Area Map



# Energy Efficiency Graph



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