



Dunthorne Lodge 82 Adwick Road, Mexborough, S64 0BB

Auction Guide £375,000

**** SOLD VIA THE MODERN METHOD OF AUCTION**** Enjoying this prominent position upon Adwick Road is this executive family home which offers flexible living accommodation throughout. With dressing room and en suite to the master, the property hosts a second living room and conservatory with views over the well manicured gardens. With driveway providing off road parking for more than one vehicle preceding the garage, an early viewing is highly recommended.

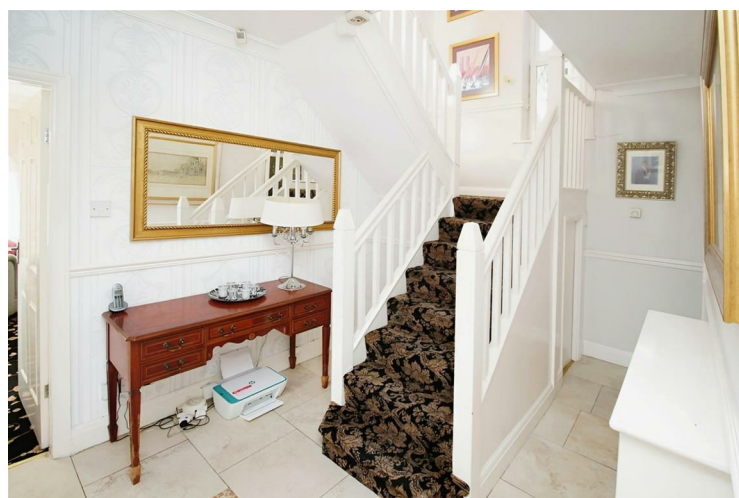
Merryweathers

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



An imposing hallway with staircase rising to the first floor accommodation and central heating radiator.

Kitchen 16'6" x 10'5" (5.03m x 3.18m)



This impressive kitchen is fitted with a country style range of wall base and draw units, with granite work surfaces complete with appliances to include a range cooker and integrated automatic washing machine.

There is a rear facing window over looking the well appointed gardens, central heating radiator and tiled floor covering.

Dining Room 13'7" x 9'11" (4.16 x 3.03)

The dining room enjoys an open plan feel to the living room and conservatory and is neutrally decorated.

Conservatory 12'2" x 11'9" (3.73 x 3.60)



The conservatory is a rear facing room overlooking the gardens and is floored with laminate flooring with French doors giving access to the gardens.

Living Room 14'6" x 12'10" (4.42 x 3.93)

With a front facing upvc 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.

Snug 12'10" x 11'6" (3.92 x 3.52)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with open fire inset.

Master Bedroom 14'11" x 12'10" (4.55 x 3.93)



With front facing upvc window, central heating radiator and access to the en suite facility via the dressing area.

En Suite



Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom Two 12'2" x 11'7" (3.73 x 3.55)



With a front facing upvc window and central heating radiator.

Bedroom Three 10'4" x 10'0" (3.16 x 3.07)



With a front facing upvc window and central heating radiator.

Bedroom Four 9'6" x 7'10" (2.91 x 2.40)



With a rear facing upvc window, central heating radiator and laminate floor covering.

Bathroom



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

External

To the front of the property is a lawned area with shrubbery and a driveway preceding the garage. To the rear of the property are fantastically sized enclosed garden. Enjoying attractive patio areas overlooking rear garden.

Garage

The single brick built garage is secured by an up and over single door.

Material Information

Freehold
Council Tax Band D

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

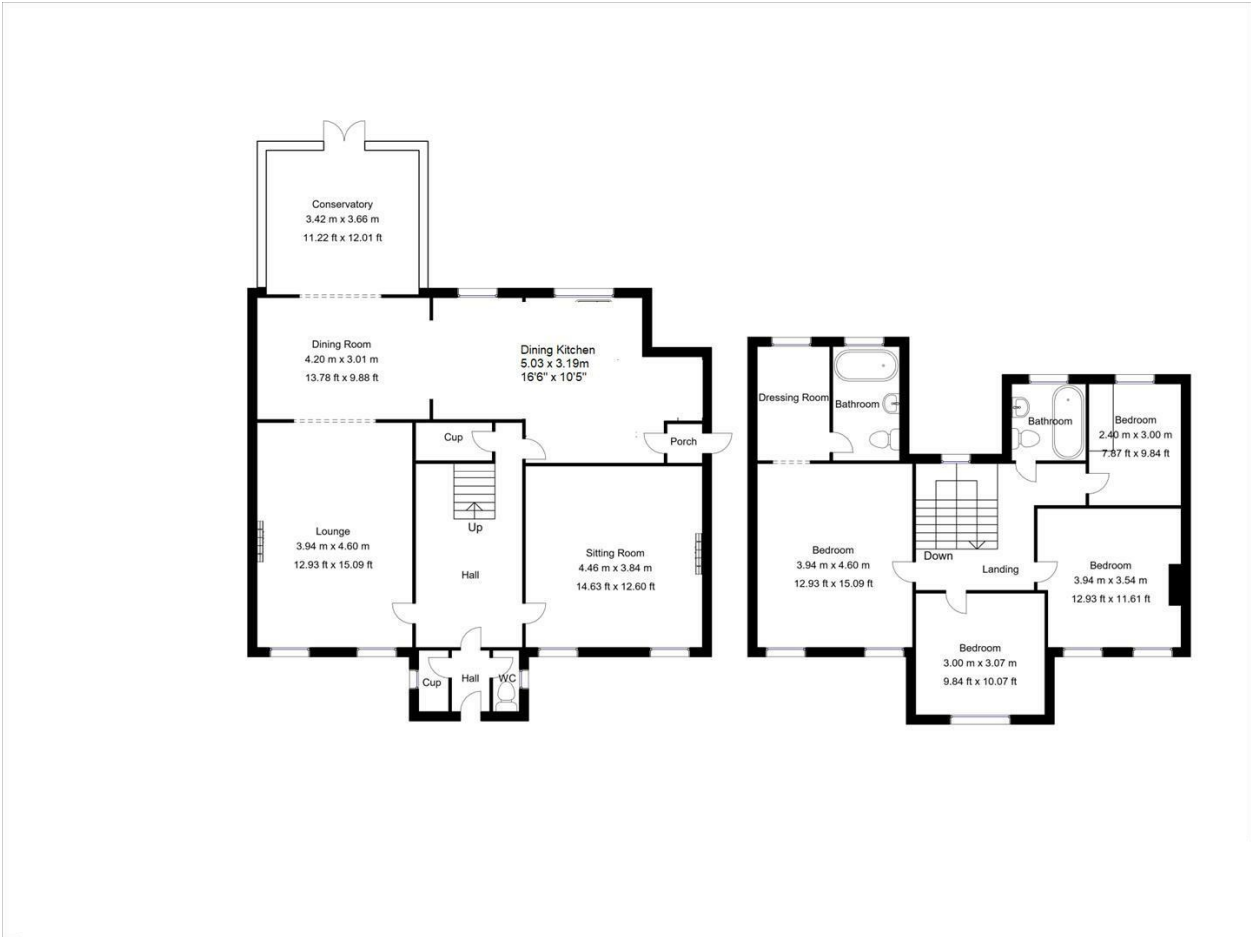
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

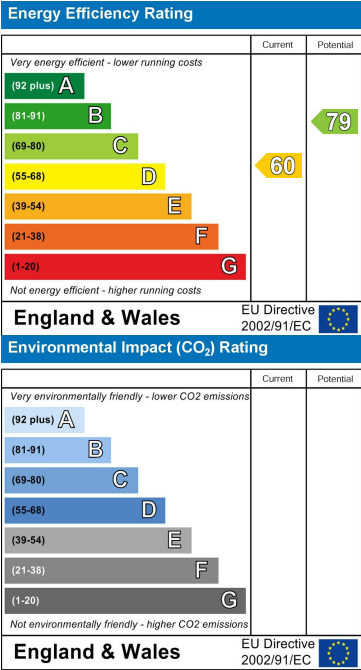
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

