



Bryn-Don Church Street, Mexborough, S64 0HH

Asking Price £185,000

Offered to the open market with exemplary standards within is this recently refurbished dormer style semi detached property. With no upward vendor chain, the property enjoys newly refitted central heating boiler system and new flooring throughout. With detached brick built garage, driveway providing off road parking and easily maintained gardens, an early viewing is thoroughly advised.

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 upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 13'1" x 13'4" (4.00 x 4.08m)



With a front facing upvc bay window, central heating radiator and attractive wall lighting.

Breakfasting Kitchen 16'8" x 9'3" (5.10 x 2.83m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob with electric oven below and extractor hood above. With rear facing UPVC double glazed French doors entering the rear garden and central heating radiator.

Utility Room 5'10" x 4'10" (1.78 x 1.48m)



Modern range of base units with roll edged work surfaces with space and plumbing for an automatic washing machine. Also hosting the wall mounted central heating combi boiler.

First floor Landing



With stairs rising from the ground floor and LED recess lighting.

Bedroom One 9'11" x 12'2" (3.04 x 3.71m)



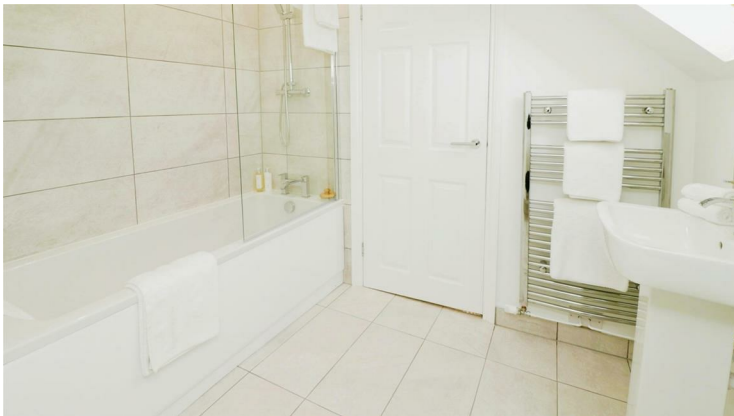
With a front facing uvpc window and central heating radiator

Bedroom Two 11'7" x 9'11" (3.55 x 3.04)



With a front facing uvpc window and central heating radiator

Bathroom



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

Garage

Brick built garage is secured by single up and over door hosting power and lighting

External

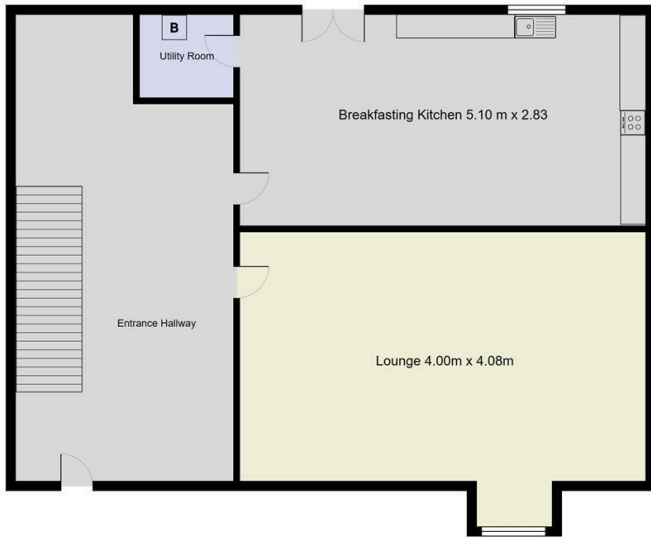


To the front is a low maintenance garden area protected by a walled boundary facing Church Street itself. To the rear is a paved patio area leading to a laid to lawn garden. To the side off road parking is provided via the driveway.

Material Information

Freehold
Council Tax Band B

Floor Plan



Ground Floor



First Floor

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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