



5 Buzzard Avenue, Mexborough, S64 0NW

Asking Price £180,000

Offered to the open market with superb open aspect to the front is this stunning three bedroom semi detached property. With double driveway providing off road parking for more than one vehicle, the property is immaculately presented with modern fittings throughout. With conservatory providing additional accommodation an early viewing is essential to fully appreciate the standard of accommodation on offer.

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.

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.

Entrance Hallway

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

Downstairs WC



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

Lounge 12'1" x 13'11" (3.70 x 4.26m)



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

Dining Kitchen 15'5" x 9'4" (4.70 x 2.87m)



This impressive kitchen is fitted with a modern range of wall base and draw units, stainless steel sink with drainer and mixer tap. With integrated items to include fridge/freezer, automatic washing machine and dishwasher. Doors to store cupboard, downstairs WC and double doors to conservatory.

Conservatory 8'10" x 10'5" (2.70 x 3.20m)



Built upon a brick base with upvc glazing to include a side facing entrance door and enjoying views over the rear garden.

Principal Bedroom 9'8" x 11'1" (2.96 x 3.40m)



With front facing upvc window and central heating radiator, with fitted furniture. With access to the en suite facility

En Suite 5'5" x 5'9" (1.67 x 1.76m)



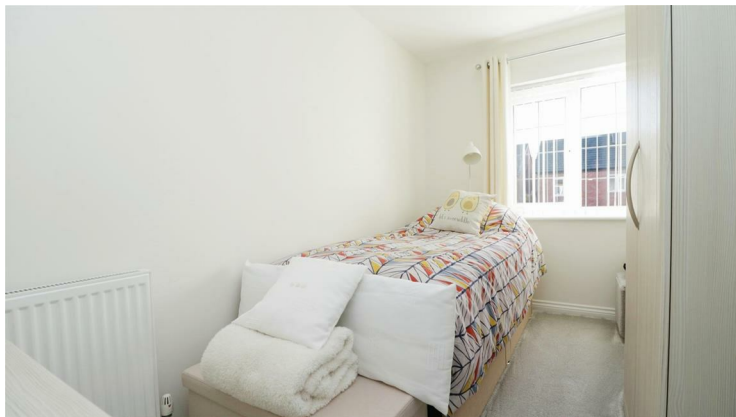
Hosting a three piece suite comprising of an electric shower, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom Two 8'7" x 10'6" (2.63 x 3.22m)



With rear facing upvc window and central heating radiator, with fitted furniture.

Bedroom Three 6'6" x 11'7" (2.00 x 3.54m)



With rear facing uvpc window, central heating radiator and fitted furniture.

Bathroom 5'5" x 6'7" (1.67 x 2.01m)



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 double driveway providing off road parking for more than one vehicle, side path and gate to rear. To the rear of the property is an enclosed landscaped garden with AstroTurf, flower beds, feature pebbled area and fencing.

Material Information

Council Tax Band - A

Tenure - Freehold (ESTATE MANAGEMENT FEE OF £219.00PA)

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating (untested)

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining .

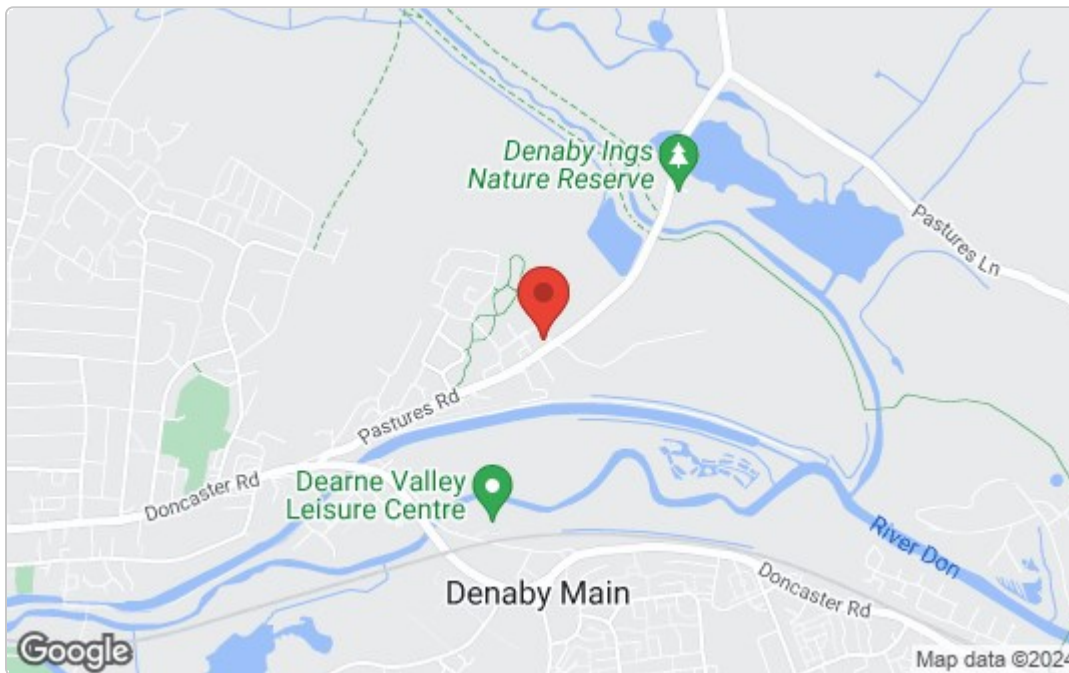
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Area Map



Energy Efficiency Graph

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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