



37 Park Road, Mexborough, S64 9PH

Guide Price £250,000

GUIDE PRICE £250,000 - £275,000

Offering extensive accommodation spreading over three floors, with separate reception rooms, the property would ideally suit the family purchaser. With pleasant open aspect to the front there are two garages, one of which is preceded by a driveway and also an external office / beauty room with WC which could be utilised as a play room or bar area. Rarely do properties of this quality and appealing nature become available, therefore an early viewing is 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. Benefiting from ornate mosaic flooring.

Lounge 12'11" x 14'11" (3.96 x 4.56)



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

Dining Room 12'2" x 12'1" (3.72 x 3.69)



With rear facing upvc french doors and central heating radiator.

Kitchen 14'1" x 9'10" (4.31m x 3.01m)



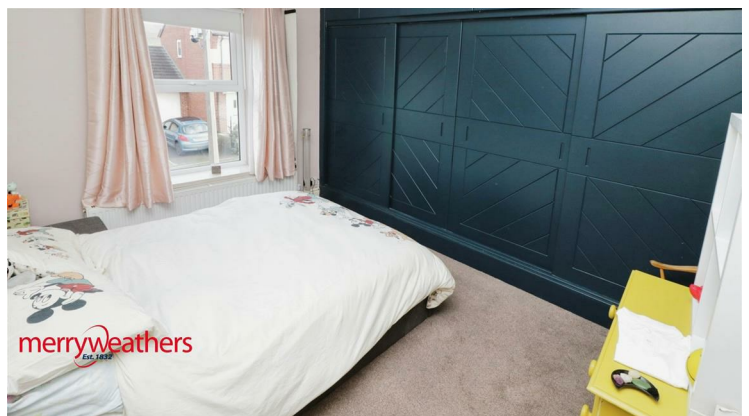
This impressive kitchen is fitted with a contemporary range of wall base and draw units, complete with appliances to include a five ring gas hob with oven below and extractor above. There is space and plumbing for an automatic washing machine and dishwasher with a side facing window and entrance door entering the extensive gardens.

Principal Bedroom 12'1" x 12'0" (3.69m x 3.67m)



With a rear facing upvc window and central heating radiator

Bedroom Two 12'0" x 9'10" (3.67m x 3.00m)



With a front facing upvc window and central heating radiator with fitted wardrobes

Bedroom Five 8'4" x 5'5" (2.56m x 1.67m)



With a front facing upvc window and central heating radiator.

Bathroom



Incorporating part of the former bedroom this executive style bathroom hosts a four piece suite including a freestanding bath with central taps, walk in shower cubicle with thermostatic shower, wash hand basin and low flush WC. With double glazed window and central heating radiator.

Bedroom Three 9'6" x 9'3" (2.90 x 2.82)



With a rear facing upvc window and central heating radiator.

Shower Room



With a three piece suite comprising of a walk in shower with thermostatic shower above wash hand basin and low flush WC.

Bedroom Four 8'3" x 15'1" (2.52 x 4.61)



With two front velux windows, central heating radiator and storage in the eaves.

External Office / Beauty Room



The external beauty room, hosts a wash hand basin and WC with UPVC glazing french doors.

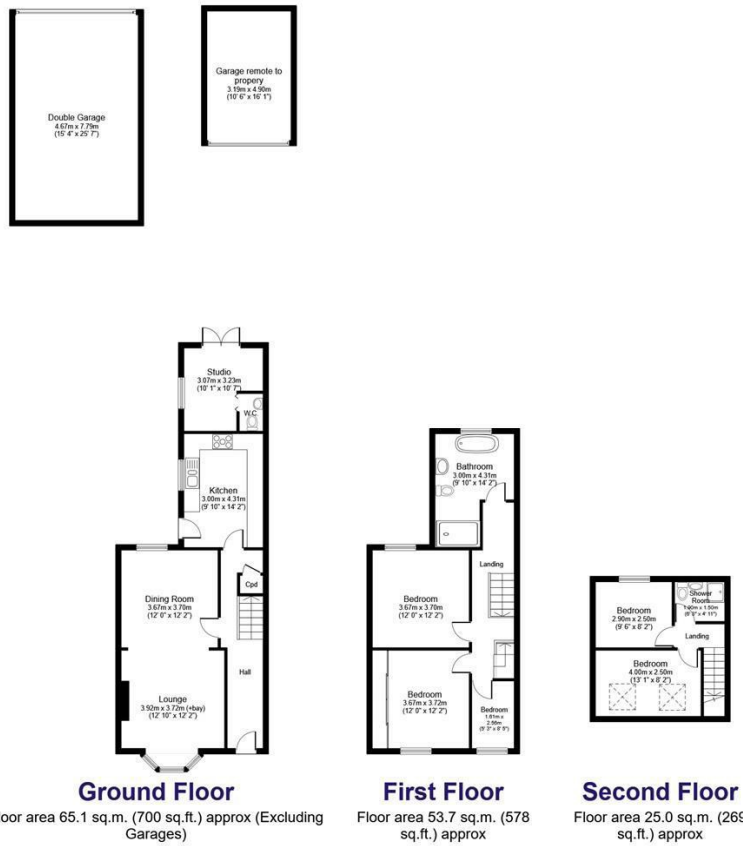
Garages

Directly to the rear of the property is a large brick building, hosting power and lighting and secured by an electrically operated roller door. The other garage is further down the private road and is a concrete sectional single garage.

External

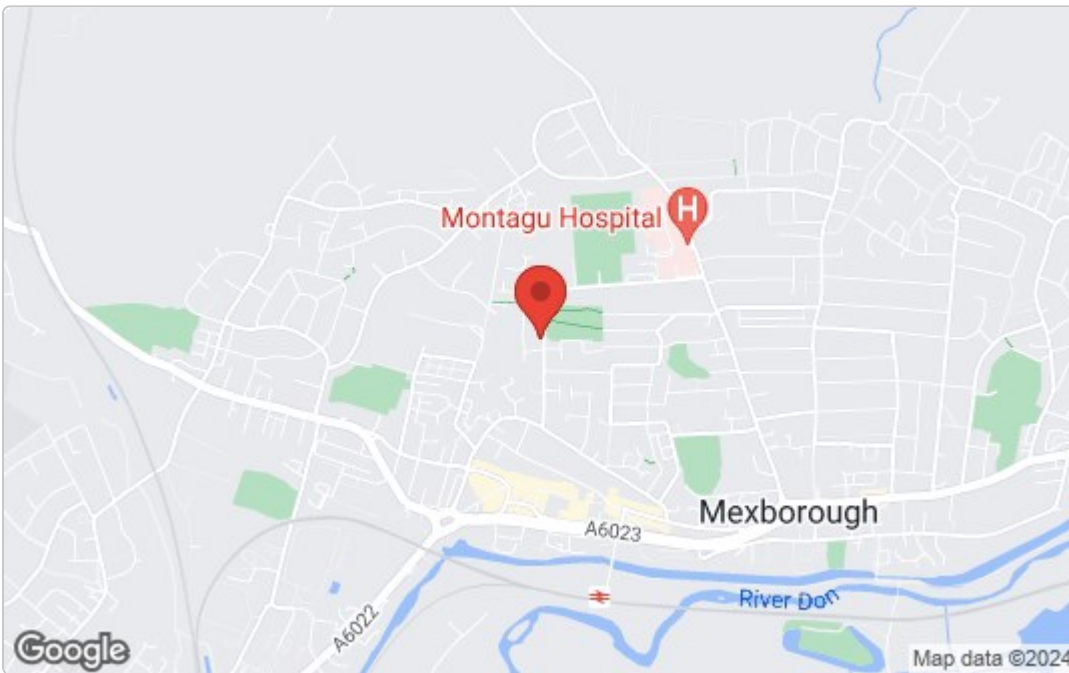
To the front of the property is pedestrian access via Park Road itself. To the rear is a patio area, which in turn leads to a lawned garden with access to the garage. Preceding the garage is a driveway with parking for more than one vehicle.

Floor Plan



37 Park Road S64 9PH NOT TO SCALE For layout guidance only

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	

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