



49 Park Road, Mexborough, S64 9PH

Asking Price £220,000

Offered to the open market with no onward vendor chain is this superb period property. This Edwardian villa provides ample family accommodation, with separate reception rooms, modern kitchen and four first floor bedrooms. With impressive laid to lawn family gardens to the rear, the property enjoys an open aspect to the front within this ever popular location. With local schooling within walking distances along with the amenities upon Mexborough High Street 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.

Lounge 16'4" x 14'3" (4.99 x 4.35)



With a front facing bay window, central heating radiator, picture rail, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset.

Dining Room 12'10" x 13'0" (3.92 x 3.97)



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

Kitchen 12'4" x 13'1" (3.76 x 4.00)



Set beneath the front facing double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive modern range of wall, base and drawer units. With space and plumbing for a dishwasher, integrated cooking facilities, with central heating radiator and access to the cellar area.

Master Bedroom 12'11" x 16'7" (3.94 x 5.07)



With rear facing doubled window, central heating radiator and ornate fireplace.

Bedroom Two 13'1" x 13'8" (3.99 x 4.19)



With front facing double glazed window, central heating radiator and views over the park.

Bedroom Three 8'9" x 9'11" (2.67 x 3.04)



With front facing double glazed window and central heating radiator.

Bedroom Four 6'6" x 12'4" (1.99 x 3.76)



Currently housing a double shower tray with electric shower, with rear facing double glazed window and central heating.

Bathroom



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

Outbuildings

A useful washroom, hosting power and lighting with space and plumbing for an automatic washing machine. There are further outbuildings being brick built and hosting a WC and further storage.

External



To the front of the property is pedestrian access via Park Road itself, whilst to the rear is a well appointed family garden. With initial paved patio are with steps leading to a lovely laid to lawn garden.

Council Tax Band - B

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

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 - On Road

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.

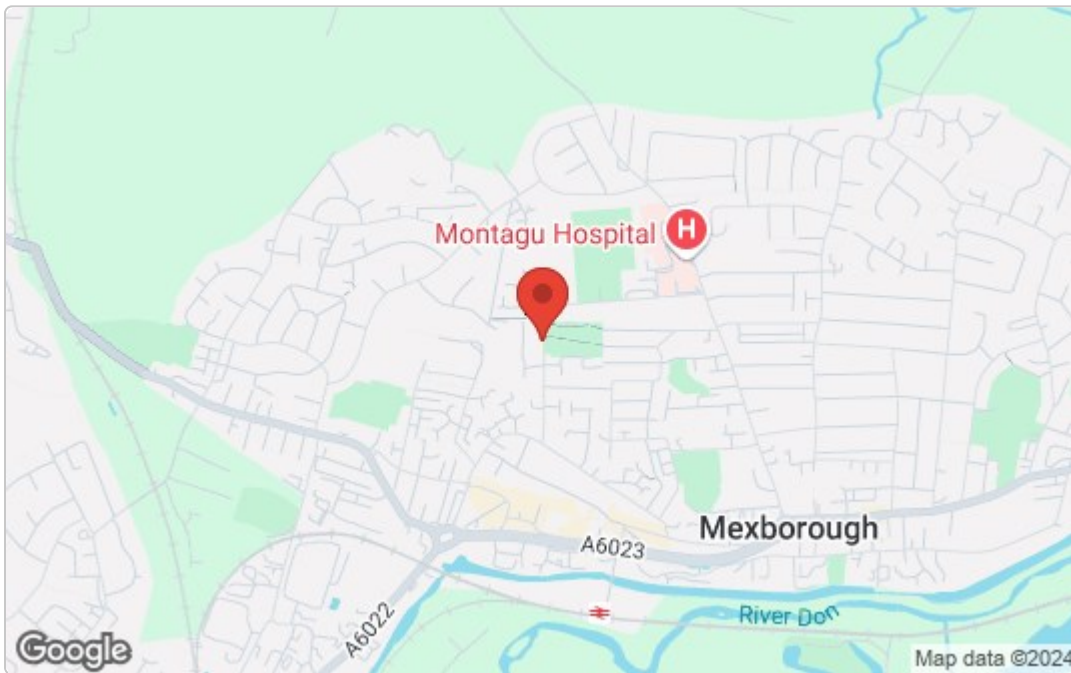
<https://www.groundstability.com/public/web/home.xhtml>

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

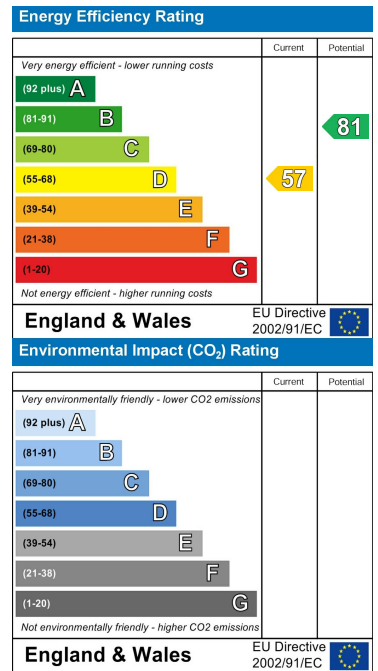
Floor Plan



Area Map



Energy Efficiency Graph



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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