



137 Clayfield View, Mexborough, S64 0HS

Asking Price £215,000

Having been significantly improved by the current vendor, this stunning detached property would provide the perfect purchase for the family buyer. With impressive entertaining spaces both within the dining kitchen and rear gardens which incorporates a bar area, an early viewing is essential to appreciate the standards on offer. With garage preceded by the double driveway the property enjoys immaculate standards throughout.

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 13'4" x 15'3" (4.07 x 4.67)



Stunning reception room with a front facing upvc window, central heating radiator, and the focal point of the room being the stone decorative fireplace.

Dining Family Kitchen 19'9" x 11'1" (6.02 x 3.39)



This impressive kitchen is fitted with a modern range of wall base and draw units hosting complementary work surfaces, complete with cooking facilities to include an electric hob with extractor above and double oven. With space and plumbing for an automatic washing machine,

there are integrated items to include a fridge and freezer and Belfast sink set beneath the rear facing upvc window. With attractive breakfast bar area there are upvc french doors entering the stunning rear garden.

Bedroom One 14'3" x 10'10" (4.36 x 3.32)



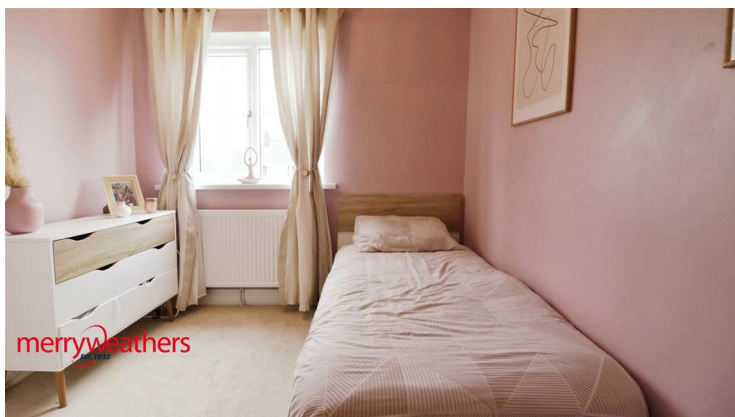
With front facing upvc window and central heating radiator

Bedroom Two 11'1" x 10'8" (3.40 x 3.26)



With rear facing upvc window and central heating radiator

Bedroom Three 8'6" x 10'10" (2.60 x 3.32)



With front facing upvc window and central heating radiator.

Bathroom



Hosting a three piece suite comprising of a P shaped bath with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator, attractive brick styled walled tiling and opaque double glazed window.

Bar Area



Superb addition to the entertaining space in the rear garden, brick built hosting power and lighting.

Garage

Secured by single up and over door, hosting power and lighting.

External



To the front of the property is a double driveway, providing off road parking for a number of vehicles with a low maintenance garden, hosting artificial lawns and impressive paved and decked patio areas ideal for family entertaining.

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - 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 - 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

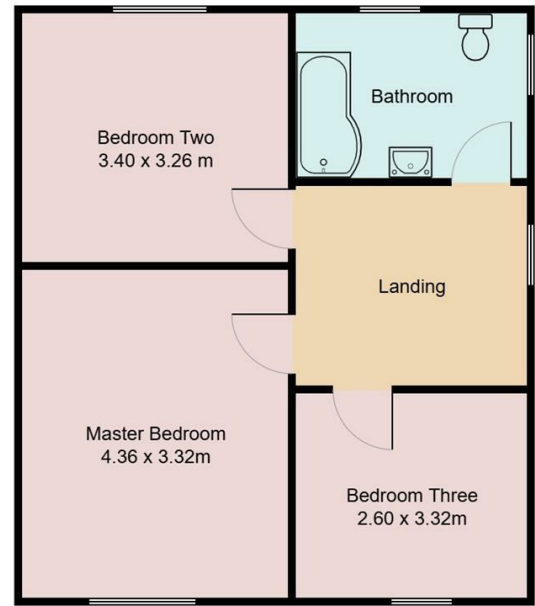
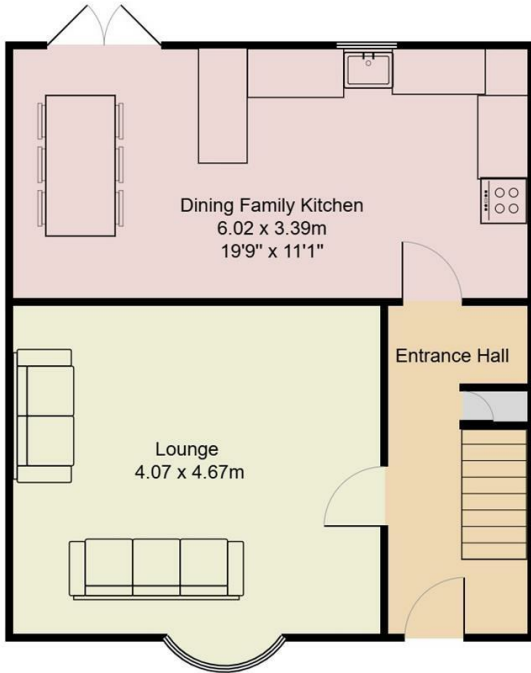
Coal mining area South Yorkshire is a mining area

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

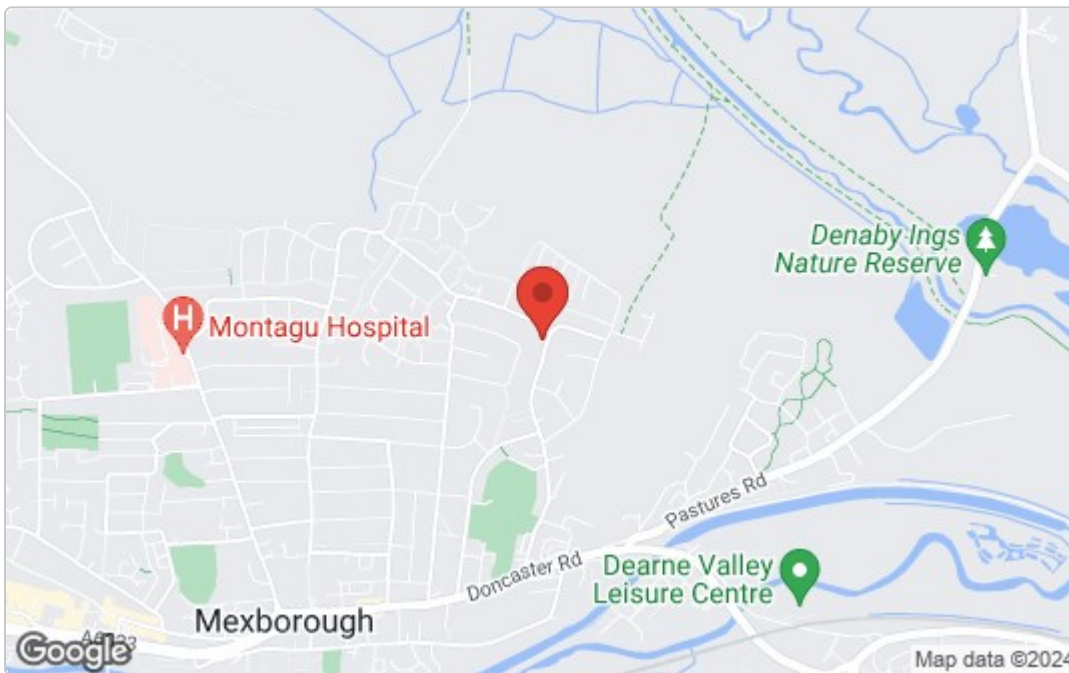
<https://www.groundstability.com/public/web/home.xhtml>

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

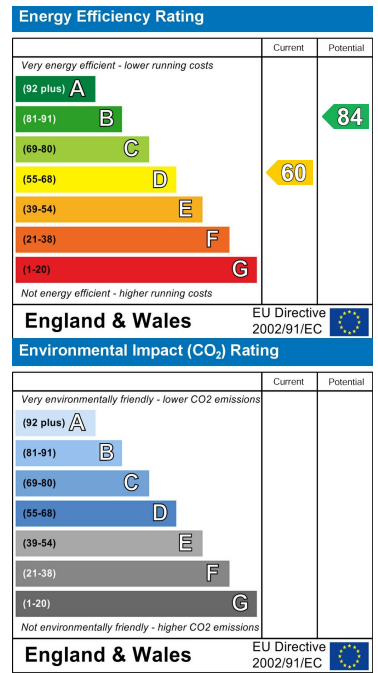
Floor Plan



Area Map



Energy Efficiency Graph



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.

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, Doncaster & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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