



37 Church Street, Mexborough, South Yorkshire, S64 0HG

**Offers In Excess Of £395,000**

\*\*\* STUNNING PERIOD PROPERTY \*\*\*

Offering amazing canal side views within this much sought after location is this delightful Victorian style property offering accommodation of great extent. Spread over four floors there are four larger than average double bedrooms, with three separate reception rooms on the ground floor, one of which enjoys views over the rear garden. Hosting modern kitchen and bathroom suites, there is a driveway with parking for a number of vehicles and detached garage. With canal side patio and the option of a mooring available subject to attaining a permit.



## 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 Porchway

With a front facing upvc entrance giving access.

## Reception Hallway

With timber door giving access with central heating radiator, access to the cellar areas and original solid wood staircase rising to the first floor accommodation.

## Kitchen 10'6" x 9'6" (3.22 x 2.90)

This impressive kitchen is fitted with a modern range of wall base and drawer units, complete with double Bosch oven with AEG induction hob and 1 1/2 bowl composite sink set beneath the side facing upvc window. With stunning welsh slate flooring, the room hosts a side facing entrance door to the gardens.

## Morning Room 12'1" x 12'7" (3.69 x 3.86)

Stunning dual aspect breakfast room adjoining the kitchen with central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset.

## Dining Room 12'5" x 16'2" (3.80 x 4.93)

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

## Lounge 18'2" x 12'4" (5.54 x 3.78)

With rear facing upvc picture window framing the canal side views, rear entrance door entering the porch with stone steps leading the rear garden. With central heating radiator and the focal point of the room being the fireplace with living flame gas fire inset

## Cellar Area 1 11'8" x 12'1" (3.57 x 3.69)

Hosting the gas meter.

## Cellar Area 2 9'3" x 9'10" (2.83 x 3.01)

## Cellar Area 3 11'10" x 12'7" (3.62 x 3.85)

Laundry room, with belfast sink, space and plumbing for an automatic washing machine and hosting the central

heating boiler for the property. With a rear entrance door to the rear garden.

## Bedroom 12'11" x 13'0" (3.95 x 3.97)

With a rear facing upvc window, central heating radiator and wash hand basin. With useful fitted storage.

## Bedroom 12'0" x 12'6" (3.68 x 3.82)

With rear facing and side facing upvc window, useful fitted storage and central heating radiator.

## Master Bedroom 13'4" x 18'8" (4.08 x 5.71)

This most impressive of master bedroom suites hosts two front facing upvc windows and central heating radiators.

## Bathroom 9'6" x 10'4" (2.92 x 3.15)

Hosting a five piece suite comprising of a panelled bath with separate cubicle with thermostatic shower above, pedestal hand wash basin, bidet and low flush WC. With central heating radiator and opaque double glazed window.

## Second Floor Landing

With stairs rising from the first floor and access to storage within the eaves.

## Second Floor Bedroom 14'3" x 18'8" (4.36 x 5.71)

With side facing upvc window and central heating radiator.

## Garage

Single prefabricated garage secured by a single up and over door

## External

To the front of the property is a driveway providing off road parking for more than one vehicle. This precedes the single garage with access to the rear and hosts a gardeners WC. To the rear is an exquisite landscaped and tiered garden, mainly laid to lawn with well stocked borders and mature trees. There is a patio area, nearer the canal side, where a mooring could be available subject to a permit.

## Material Information

Council Tax Band - C

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 - 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

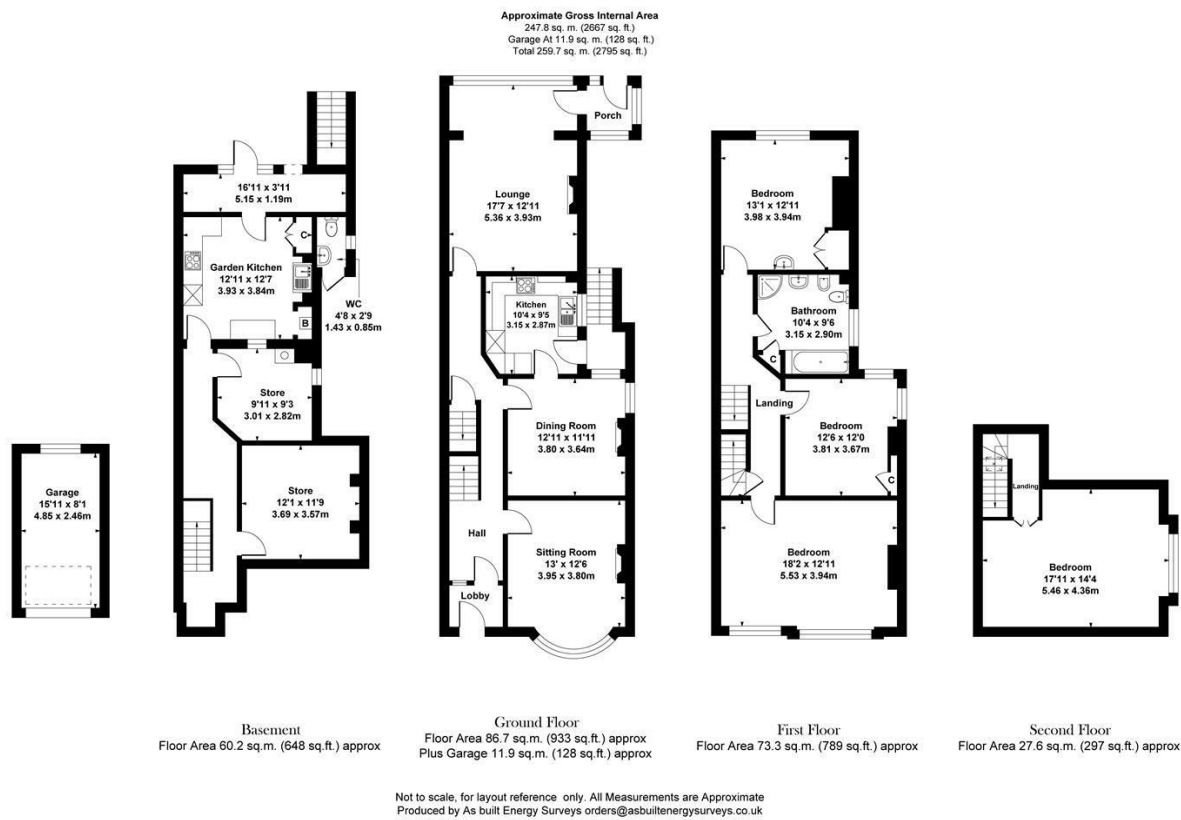
Coal mining area South Yorkshire is a mining area

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

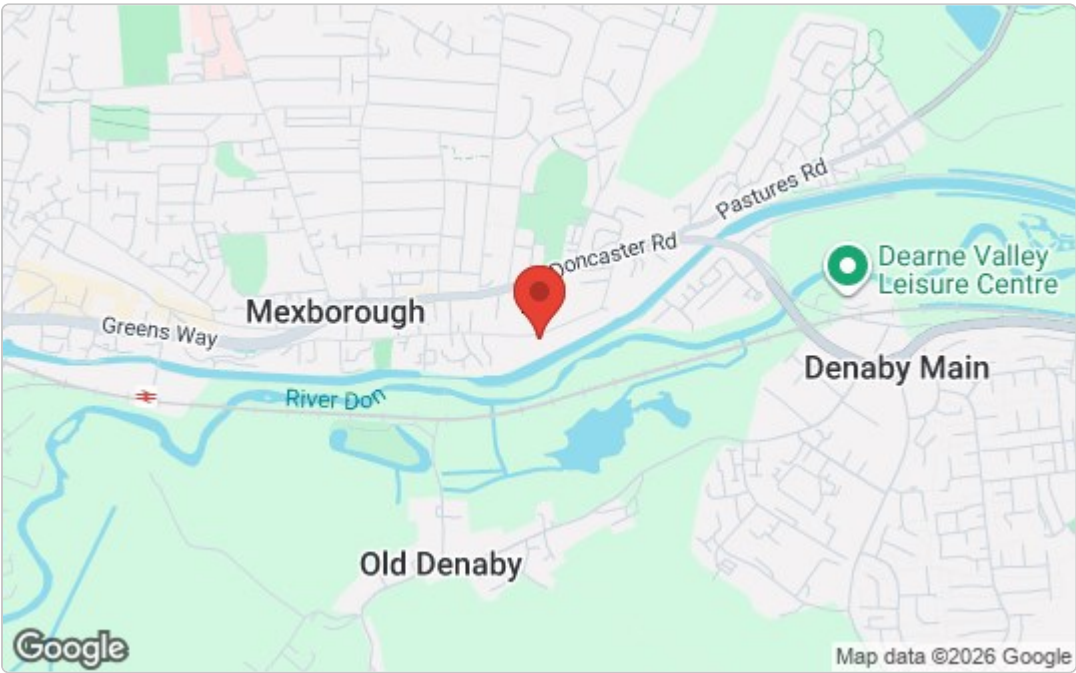
<https://www.groundstability.com/public/web/home.xhtml>

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

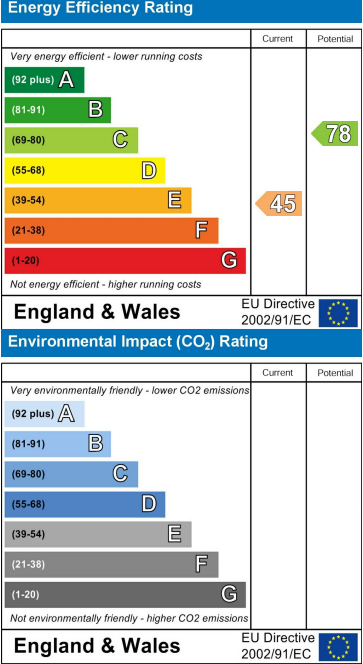
Floor Plan



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

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