



22 Clayfield Avenue, Mexborough, S64 0HY

**Asking Price £195,000**

Situated in this much sought after location and benefiting from being the larger style property with three double bedrooms, is this well appointed semi detached family home. With rear extension providing additional space in the breakfasting kitchen, there are two separate reception rooms and impressive modern shower room suite. With detached garage and rear garden enjoying views over Pastures and Nature Reserves the property is sold with no vendor chain and immediate vacant possession.



## 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

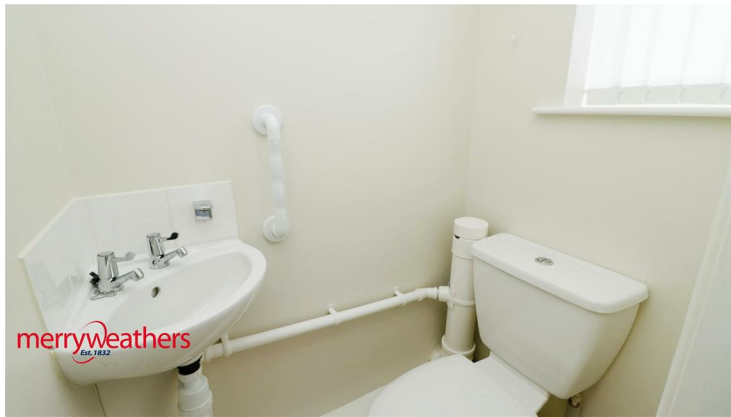
Mexborough is a town in the Metropolitan Borough of Doncaster in South Yorkshire, England. It lies on the estuary of the River Dearne, on the A6023 road, between Manvers and Denaby Main. Mexborough is located at the north eastern end of a dyke known as the Roman Ridge that is thought to have been constructed 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 and useful under stair storage

## Downstairs WC



With a low flush WC, wash hand basin and front facing opaque window.

## Lounge 13'6" x 14'2" (4.12 x 4.34)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset

## Dining Room 11'0" x 11'4" (3.37 x 3.46)



With a rear facing upvc window and central heating radiator.

## Kitchen 18'4" x 8'5" (5.60 x 2.57)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob and extractor hood above and double Neff oven. With integrated items to include a microwave, dishwasher and space and plumbing for an automatic washing machine.

## Principal Bedroom 10'6" x 14'3" (3.21 x 4.36)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

### Bedroom Two 11'4" x 11'2" (3.46 x 3.42)



With a rear facing upvc window, central heating radiator and fitted storage hosting the central heating boiler.

### Bedroom Three 9'1" x 11'2" (2.77 x 3.41)



With a front facing upvc window and central heating radiator.

### Shower Room 8'0" x 8'9" (2.45 x 2.68)



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### Garage

Detached garage hosting power and lighting

### External



To the front of the property is a driveway providing off road parking for a number of vehicles. With a low maintenance garden front and rear, with artificial lawn to the rear and patio area behind the garage.

### Material Information

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 - 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>

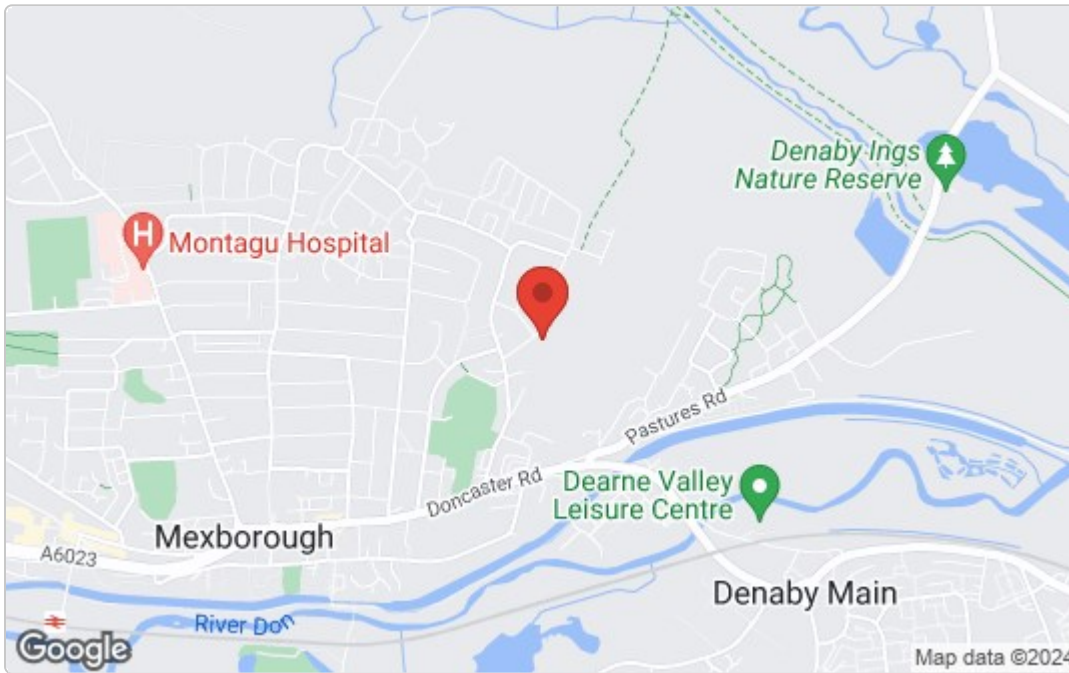
We advise all clients to discuss the above points with a conveyancing solicitor.



# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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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