



78 Harlington Road, Mexborough, S64 0QG

Asking Price £240,000

Situated within this ever popular area, and extended to create a ground floor bedroom with adjoining wet room is this detached family property. Being gas fired central heated and fully double glazed, the extension area benefits from underfloor heating and the master enjoys an air conditioning unit. Offered with exemplary standards within and driveway for a number of vehicles there is also a larger than average garage. Close by for well regarded local schooling an early inspection is thoroughly recommended.

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.

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.

Entrance Hallway

With a front facing composite entrance door, central heating radiator and stairs rising to the first floor.

Lounge 13'6" x 21'11" (4.14 x 6.70)



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.

Kitchen 9'8" x 8'5" (2.97 x 2.59)



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 an induction hob with electric oven. With integrated items to include a fridge, microwave and space and plumbing for an automatic washing machine. The room also hosts a side facing entrance door to the side driveway.

Garden Room / Bedroom Four 9'2" x 12'0" (2.81 x 3.68)



With upvc french doors overlooking the rear garden with a tiled floor enjoying under floor heating.

Wet Room 8'7" x 4'9" (2.64 x 1.46)



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

Principal Bedroom 10'2" x 12'3" (3.10 x 3.75)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes, with air conditioning unit.

Bedroom Two 9'4" x 10'11" (2.86 x 3.34)



With rear facing uvpc window and central heating radiator.

Bedroom Three 7'11" x 7'10" (2.42 x 2.39)



With front facing upvc window and central heating radiator, with storage hosting the central heating boiler.

Bathroom

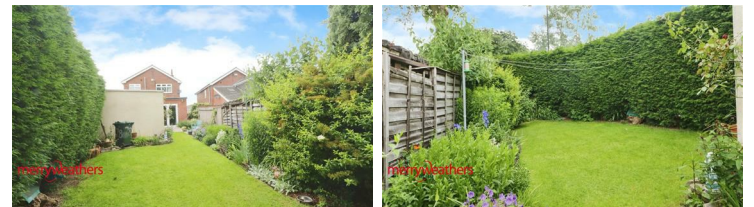


Hosting a three piece suite comprising of a cubicle with thermostatic shower above, hand wash basin set into a vanity unit and low flush WC. With central heating radiator, Karndean floor covering and opaque double glazed window.

Oversized Garage

Secured by an electrically operated up and over door, hosting power and lighting and side courtesy door.

External



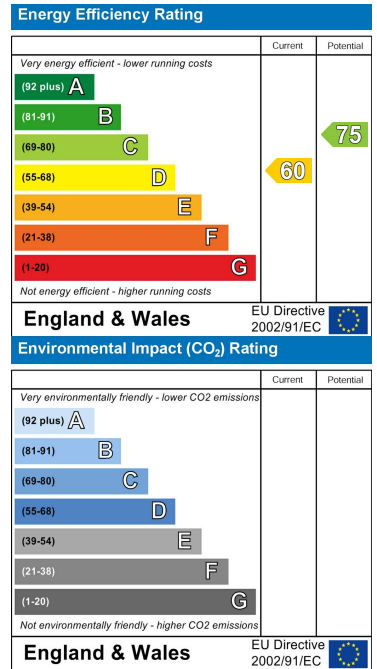
To the front of the property is a laid to lawn area with well stocked borders, to the side is a driveway for a number of vehicles which precedes the larger than average garage. To the rear is a laid to lawn garden with mature hedges and shrubs.

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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