



152 White Lea Road, Mexborough, S64 9QY

Asking Price £35,000

Offered for sale with no vendor chain is this two double bedroom end terrace property which would prove to be an ideal investment opportunity. Offered with two separate reception rooms, the property is in need of a full refurbishment hosting a gas central heating system and upvc double glazing.

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 - A

Tenure - Freehold

Property Type - End Terrace

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.

Entrance Hallway

With a front facing timber door with stairs rising to the first floor accommodation.

Lounge 14'3" x 12'1" (4.35 x 3.69)

With a front facing upvc window and central heating radiator

Dining Room 12'9" x 11'10" (3.90 x 3.62)

With rear and side facing upvc window, central heating radiator and fitted larder unit.

Kitchen 7'9" x 15'0" (2.38 x 4.58)

With a brief range of base units, and sink unit fitted beneath the upvc window. With access to the cellar area and rear facing entrance.

Principal Bedroom 18'11" x 12'1" (5.78 x 3.69)

With front facing upvc window and central heating radiator

Bedroom Two 12'0" x 12'4" (3.66 x 3.77)

With rear facing upvc window and central heating radiator.

Bathroom 15'1" x 7'8" (4.60 x 2.36)

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

External

There is a rear yard area immediately behind the property.

Floor Plan

Area Map



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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Energy Efficiency Graph

