



22 Sedgefield Way, Mexborough, S64 0BQ

Guide Price £180,000

*** GUIDE PRICE £180,000 - £185,000 ***

Offered to the open market with exemplary standards within is this superbly appointed Three Bedroom semi detached property. The property hosts an impressive driveway with parking for a number of vehicles whilst to the rear is a larger than average laid to lawn garden which enjoys a southerly aspect. There is also a garage and is within walking distance of both local schooling and the trans pennine trail. An early inspection is thoroughly recommended.

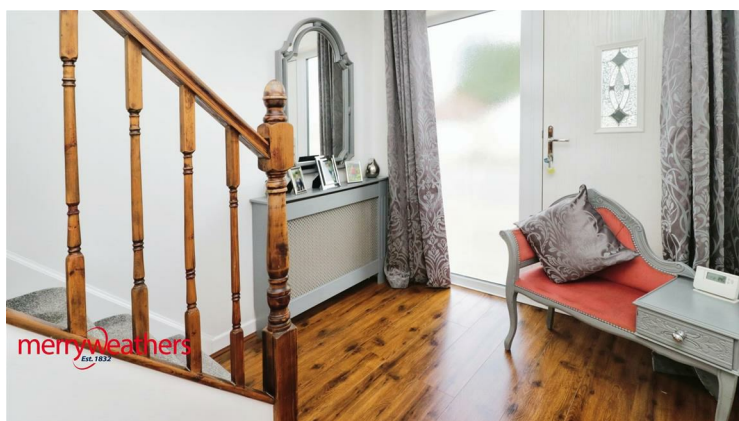
Merryweathers

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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 / Diner 11'3" x 20'8" (3.43 x 6.31)



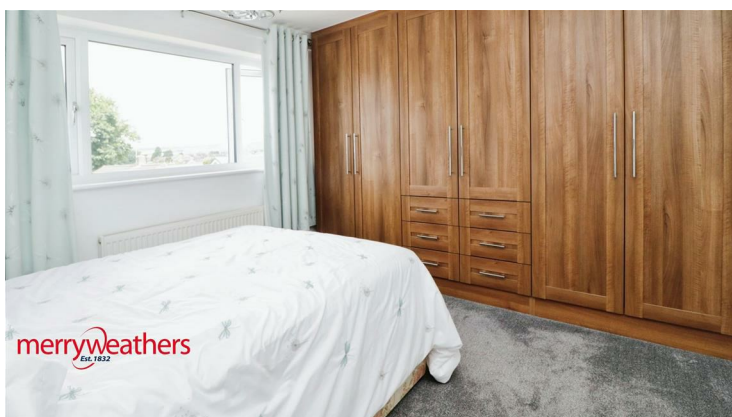
Well presented dual aspect reception room, with front and rear facing triple glazed upvc windows, central heating radiators and the focal point of the room being the decorative fireplace with electric fire inset.

Kitchen 12'7" x 7'11" (3.86 x 2.43)



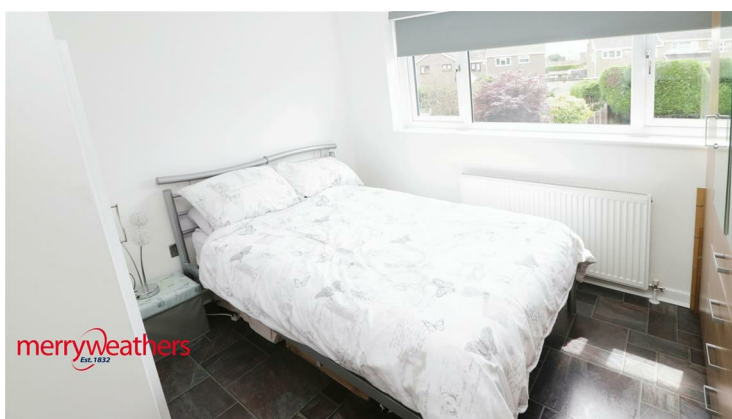
Set beneath the side facing UPVC triple glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob with electric oven below and extractor hood above. With integrated items to include a fridge and freezer with space and plumbing for an automatic washing machine. The room also hosts a pantry and rear facing entrance door.

Principal Bedroom 10'4" x 9'10" (3.15 x 3.01)



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

Bedroom Two 11'10" x 10'1" (3.61 x 3.09)



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

Bedroom Three 7'9" x 9'4" (2.37 x 2.87)

With a front facing upvc window and central heating radiator

Bathroom 4'3" x 8'8" (1.32 x 2.66)



Hosting a three piece suite comprising of a panelled P shaped bath with thermostatic rainfall shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque triple glazed window.

Garage

Hosting power and lighting, secured by a single manual up and over door. With side courtesy door.

External

To the front of the property is an impressive driving providing parking for a number of vehicles alongside the low maintenance front garden. To the rear are immaculate lawned gardens of good extent, with well stocked borders and patio area.

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

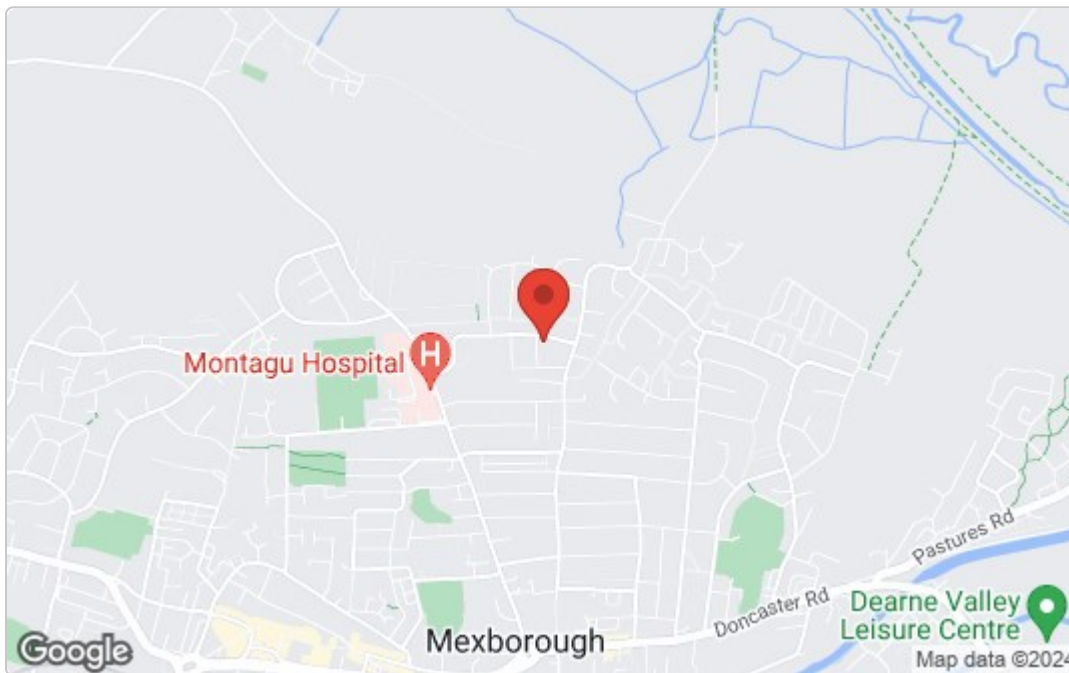
All buyers are advised to check the Coal Authority

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.

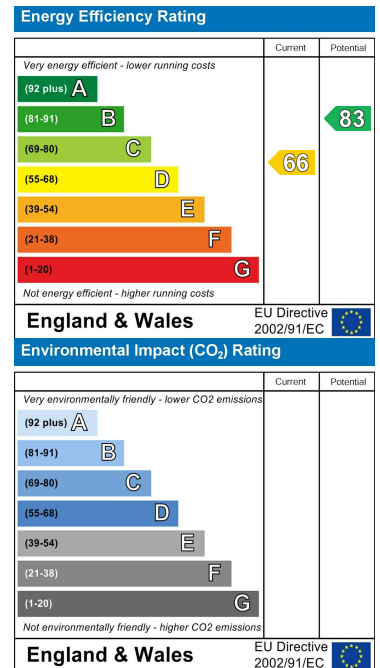
Floor Plan



Area Map



Energy Efficiency Graph



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