

38 Garden Street, Mexborough, S64 9AX

**Offers In Excess Of £135,000**

**\*\*\*Deceptively Spacious Family Property\*\*\***

Benefiting from being well presented throughout is this end terrace property which would provide the ideal family purchase. With ground floor and first floor bathrooms, there are three first floor bedrooms, good sized lounge and attractive kitchen diner. With driveway, garage and gardens on offer an early viewing is essential.

## 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 side facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

## Lounge 13'4" x 14'6" (4.08 x 4.42)

Front facing UPVC double glazed bay style window, decorative coving to the ceiling and a central heating radiator.

## Dining Kitchen 12'9" x 14'4" (3.90 x 4.37)

Comprising a range of worktop surfaces, wall and base units, integral electric oven with a gas hob and extractor fan over, stainless steel sink with side drainer and mixer tap, plumbing and space for a washing machine, tiled splashbacks and a central heating radiator.

## Inner Hallway

## Downstairs Shower Room

A three piece suite comprising a corner shower, floating sink and WC. Tiling to the walls and flooring, central heating radiator and double glazed window with obscure glazing.

## Bedroom One 11'1" x 14'8" (3.40 x 4.49)

A front facing double glazed window with built in storage and central heating radiator.

## Bedroom Two 12'10" x 7'4" (3.93 x 2.24)

A side facing double glazed window and central heating radiator.

## Bedroom Three 9'10" x 6'9" (3.02 x 2.06)

A rear facing double glazed window and central heating radiator.

## Bathroom 9'9" x 7'3" (2.99 x 2.23)

Fitted with a P shape bath, WC and wash basin. Tiling to the walls, laminate flooring and central heating radiator.

## External

To the front of the property is a lawned area edged with privet hedging. To the rear of the property is a large

garden, it has an enclosed paved yard, and a detached garage. There is a driveway adjacent to the garage.

## 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 - 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>

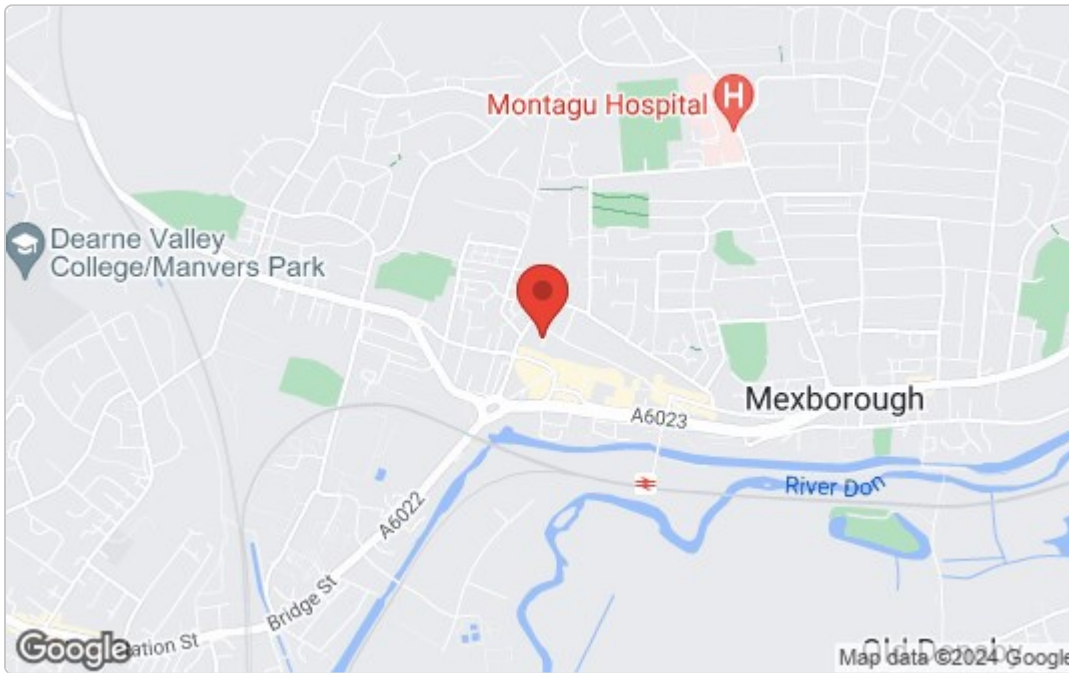
We advise all clients to discuss the above points with a conveyancing solicitor.



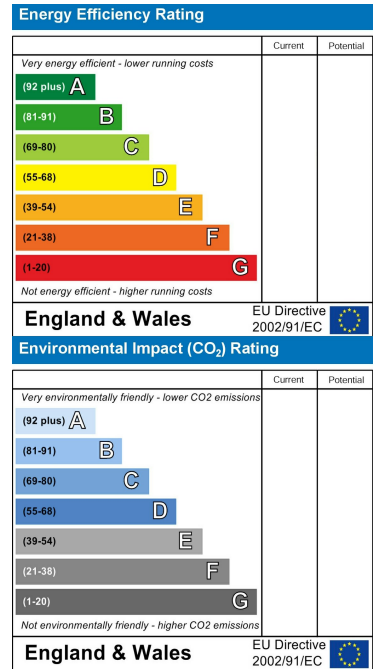
# Floor Plan



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**www.merryweathers.co.uk**

**Merryweathers Mexborough** 14 High Street, Mexborough, Rotherham, S64 9AS

**Tel: 01709 590472** E-mail: [mexborough@merryweathers.co.uk](mailto:mexborough@merryweathers.co.uk)

**Offices also at: Rotherham, Barnsley, Doncaster & Maltby**

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

Registered in England and Wales No. 6679044

