



15 Avocet Close, Mexborough, S64 0FJ

**Asking Price £225,000**

This excellently presented four bedroom end town house situated on the pastures estate in Mexborough, within easy reach of the Motorway networks and a short drive to local bus and train stations, this property is ideal for any growing family. With open aspects within walking distance, along with the trans Pennine trail, an early viewing is essential to realise the level of accommodation on offer.

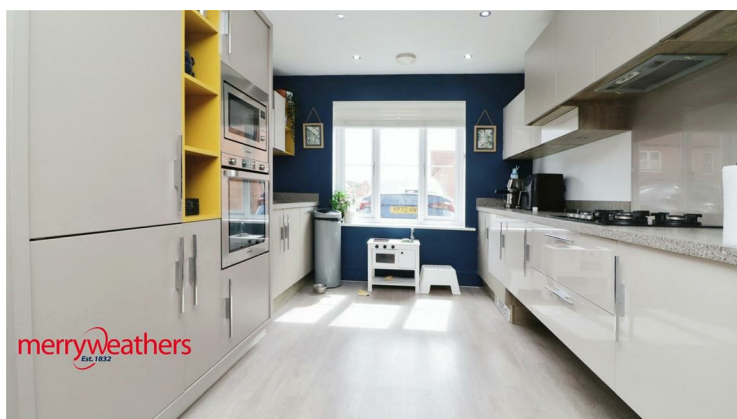
## Merryweathers

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.

## Kitchen 10'10" x 9'10" (3.31m x 3.00m)



Set beneath the front 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.

## Dining Area 12'0" x 9'10" (3.66m x 3.00m)



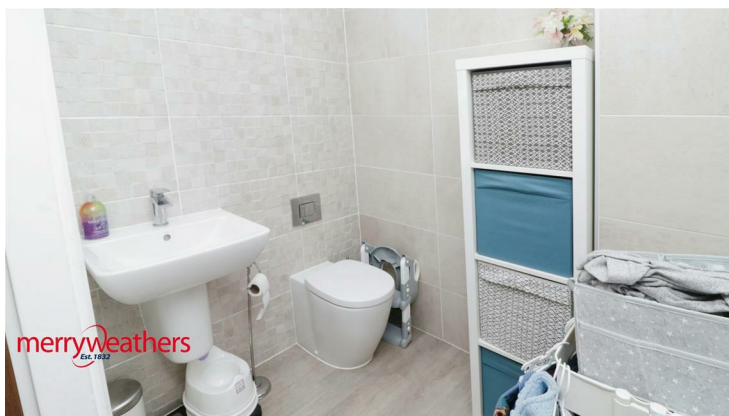
Double panelled central heating radiator. Storage cupboard off housing space and plumbing for an automatic washing machine and dryer. Open plan through to:

## Lounge 17'2" x 9'9" (5.25m x 2.99m)



With superb bi fold doors entering the impressive rear garden and central heating radiator.

## Downstairs WC 6'2" x 4'11" (1.88m x 1.52m)

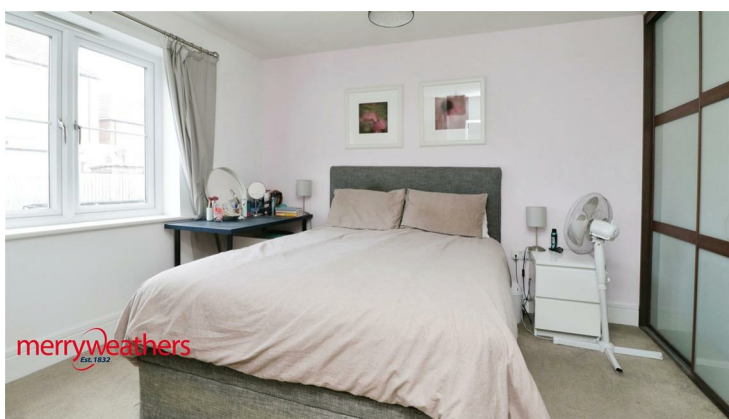


Suite in white comprising of low flush WC and floating hand wash basin. Fully tiled to two walls. Ceramic tiles to floor and central heating radiator.

## Landing

Stairs rising from entrance hallway with handrail, spindles and newel posts. With central heating radiator and stairs to second floor landing,

## Principal Bedroom 11'5" x 9'4" (3.50m x 2.85m)



uPVC double glazed window to rear elevation. Range of modern fitted wardrobes to one wall. Single panelled central heating radiator. TV aerial socket.

### En Suite 7'4" x 4'6" (2.25m x 1.38m)



uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash pedestal basin with storage beneath and double shower cubicle with direct feed rain shower. Fully tiled to shower and splash back areas with central heated towel rail.

### Bedroom Four 9'10" x 7'2" (3.00m x 2.20m)

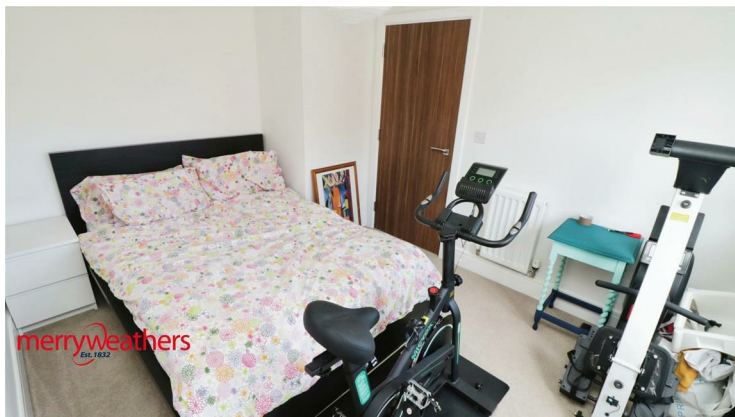


uPVC double glazed window to front elevation and central heating radiator.

### Second Floor Landing

uPVC double glazed window to side elevation. Stairs form first floor landing with handrail, spindles and newel posts and central heating radiator. Loft access point. Storage cupboard housing combination boiler.

### Bedroom Three 9'11" x 9'6" (3.03m x 2.90m)



uPVC double glazed window to rear elevation and central heating radiator. Range of modern fitted wardrobes to one wall. TV aerial socket.

### Bedroom Two 13'6" x 8'11" (4.12m x 2.74m)



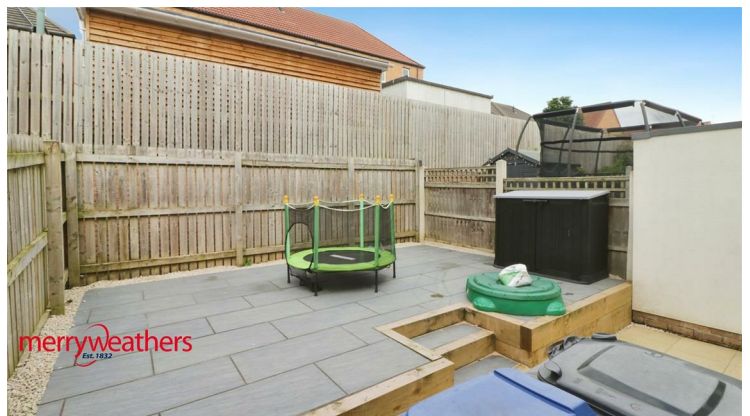
uPVC double glazed window to front elevation and central heating radiator. With fitted storage.

### Family Bathroom



uPVC double glazed window to rear elevation. Suite in white comprising of bath with direct feed rain shower over, hand wash basin with storage beneath and low flush WC. Fully tiled to shower and splash back areas. LED downlights to ceiling and heated towel rail.

### External



To the front is a double driveway providing off road parking for more than one vehicle. To the rear is a good size garden with low maintenance paved patio areas.

### Material Information

Council Tax Band - C  
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>

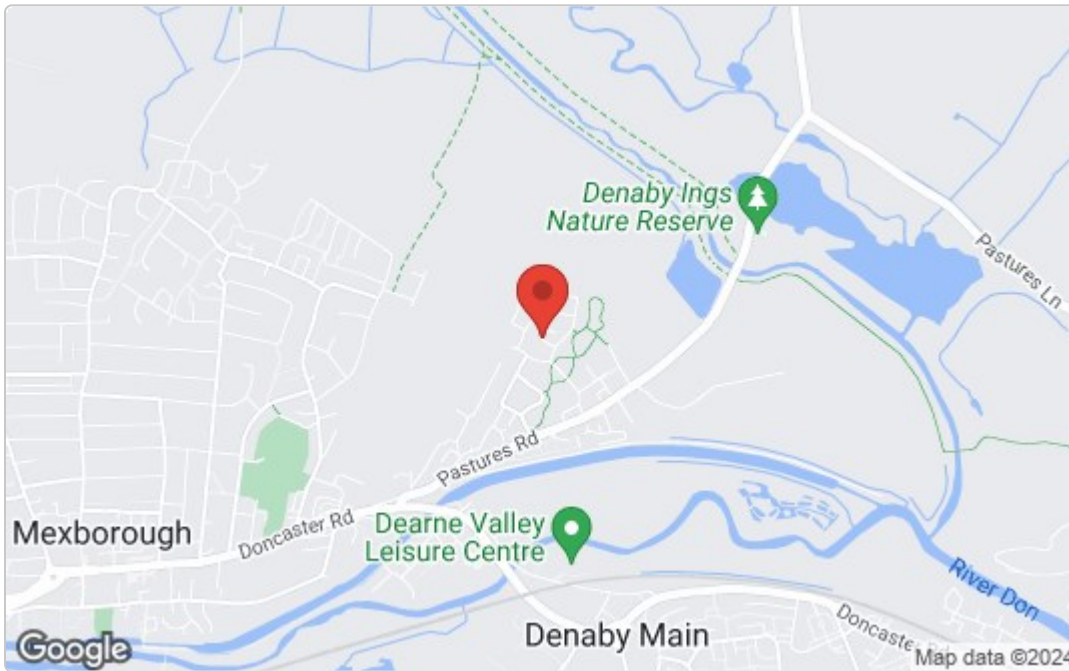
We advise all clients to discuss the above points with a conveyancing solicitor.

## Floor Plan



## Area Map

## Energy Efficiency Graph



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