



9 Benita Avenue, Mexborough, S64 0NB

Asking Price £185,000

PRICED TO SELL

Occupying this enviable cul de sac position within this most convenient location is this traditional three bedroom semi detached property. With an eye catching entertaining space, with kitchen, breakfast bar and dining area leading into the conservatory. To the first floor are three bedrooms and a stunning bathroom suite and with the addition of the garden bar area, an early viewing is essential.

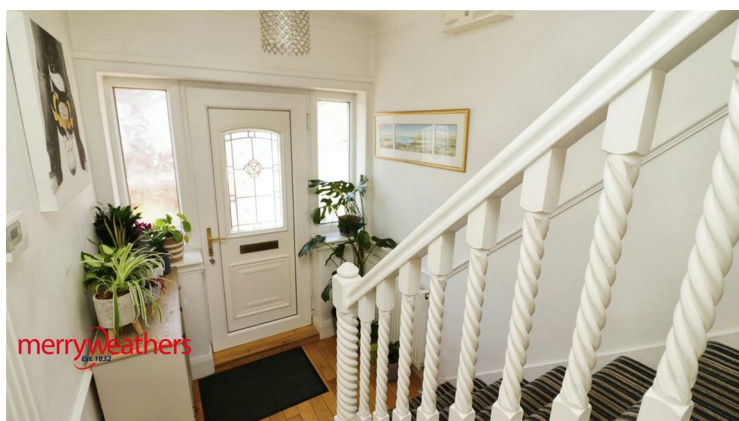
Merryweathers

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Mexborough

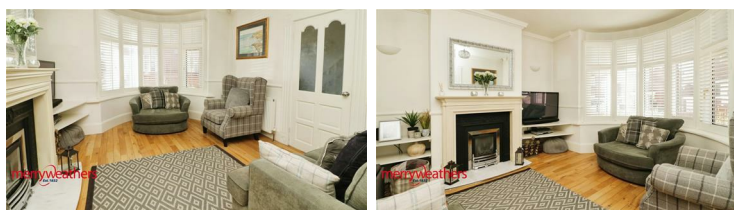
Mexborough is a town in the Metropolitan Borough of Doncaster in South Yorkshire, England. It lies on the estuary of the River Dearne, on the A6023 road, between Manvers and Denaby Main. Mexborough is located at the north eastern end of a dyke known as the Roman Ridge that is thought to have been constructed 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 14'0 x 12'2 (4.27m x 3.71m)



With a front facing upvc bay 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.

Dining Kitchen 12'1 x 8'1 (3.68m x 2.46m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with five ring gas hob with extractor above and space and plumbing for an automatic washing machine. With integrated dishwasher the room hosts a split floor covering both tiled and solid wood. With doors entering the conservatory it provides the most perfect entertaining space.

Conservatory 9'8" x 7'4" (2.97m x 2.24m)



Built upon a brick base with upvc glazing to include a rear facing entrance doors and enjoying views over the rear garden.

Landing

Principal Bedroom 12'4 x 8'9 (3.76m x 2.67m)



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

Bedroom Two 11'2 x 9'1 (3.40m x 2.77m)



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

Bedroom Three 8'5 x 7'4 (2.57m x 2.24m)



With a front facing upvc window and central heating radiator.

Bathroom



Stunning four piece suite comprising of a tiled bath with separate thermostatic cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage / Bar



Secured by single garage door with side courtesy door. Separated by stud wall, providing bar area, with power and lighting.

External

With shared access driveway providing access to the off road parking which in turn precedes the garage. Low maintenance rear gardens with paved patio area and open aspect to the rear.

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.

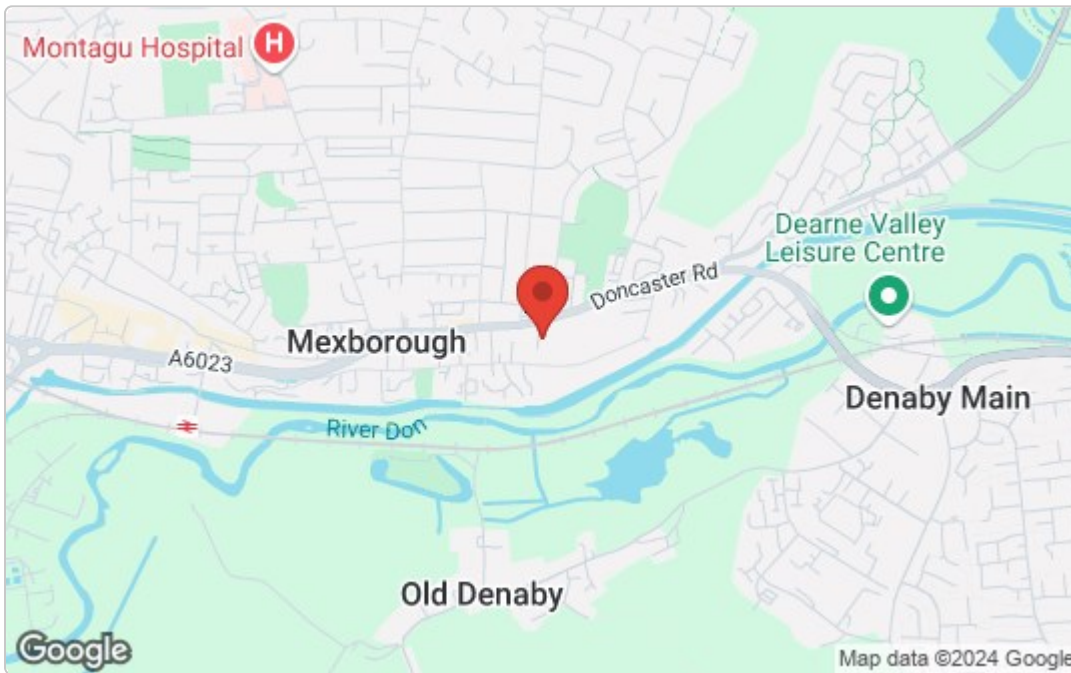
<https://www.groundstability.com/public/web/home.xhtml>

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

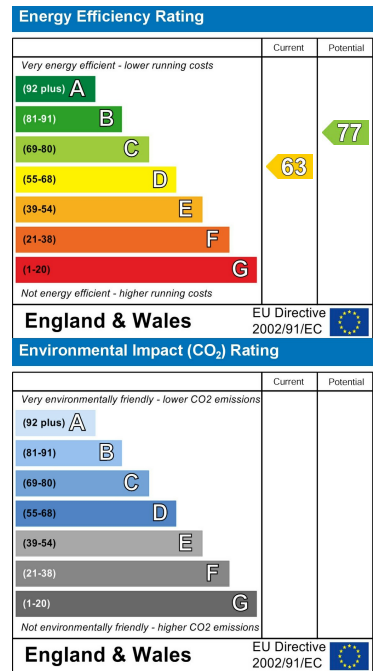
Floor Plan



Area Map



Energy Efficiency Graph



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www.merryweathers.co.uk

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

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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