



22 Adwick Road, Mexborough, S64 0DB

**Offers In Excess Of £140,000**

Situated to be within most convenient position and sold with no vendor chain is this traditional Three Bedroom Semi detached property. Benefiting from driveway providing off road parking there are additional outbuildings to the rear which could offer further development potential. Having been recently rewired, central heating system and decoration. Sold with no vendor chain.

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

## Lounge 12'5" x 11'9" (3.81 x 3.60)



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.

## Rear Sitting Room 12'5" x 11'9" (3.81 x 3.60)



With a rear facing entrance door, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset.

## Kitchen 7'8" x 9'9" (2.35 x 2.99)



Set beneath the rear 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 brief range of wall, base and drawer units with cooking facilities to include a gas cooker point. With rear facing UPVC double glazed entrance door entering the rear porch and outbuilding area.

## Landing

With side facing upvc window, fitted storage and access to the first floor accommodation.

## Master Bedroom 12'11" x 11'11" (3.94 x 3.65)



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

## Bedroom Two 11'8" x 12'5" (3.58 x 3.81)



With a rear facing upvc window and central heating radiator

### Bedroom Three 7'6" x 6'11" (2.30 x 2.11)



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

### Bathroom



Hosting a three piece suite comprising of a paneled bath with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window. With storage cupboard hosting the combination boiler.

### Rear Outbuildings



Incorporating the rear porch lean to, there is a wash building and outhouse. There are two further brick built outbuildings providing storage.

### Garage

Brick built single garage with up and over garage door.

### External

With driveway providing off road parking preceding the detached garage. With laid to lawn garden enjoying a degree of privacy.

### 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.

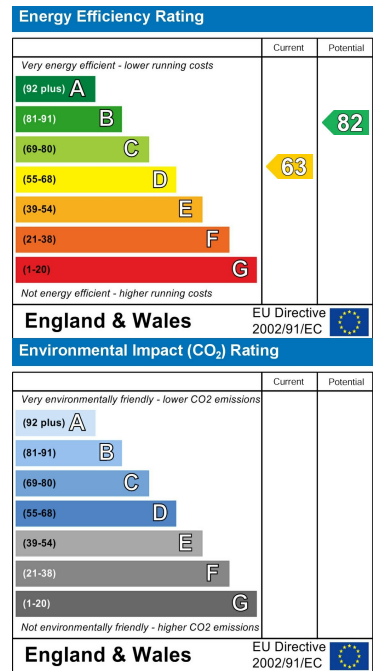
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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