



6 Haddon Rise, Mexborough, S64 0PP

Asking Price £190,000

Enjoying this most pleasant cul de sac position within this sought after location is this Two double bedroom detached bungalow. Benefiting from a driveway providing off road parking for a number of vehicles which in turn precedes the detached garage. With rear utility room, the property hosts gas central heating and upvc double glazing throughout and 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 front facing entrance door, central heating radiator and access to the accommodation.

Lounge 13'2" x 14'11" (4.02 x 4.55)



With a front facing upvc 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 14'7" x 11'10" (4.47 x 3.62)



Set beneath the rear facing UPVC double 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 an electric hob and extractor above with separate electric oven. Hosting a central heating radiator and access to the rear utility room.

Rear Utility



With space and plumbing for an automatic washing machine and side facing entrance door.

Principal Bedroom 11'5" x 11'11" (3.49 x 3.65)



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

Bedroom Two 11'10" x 9'0" (3.63 x 2.76)



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

Shower Room



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

Detached brick built garage, secured by single door.

External

With driveway providing off road parking for a number of vehicles, with laid to lawn garden to the front. To the rear is a paved patio area with lawn beyond.

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - 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

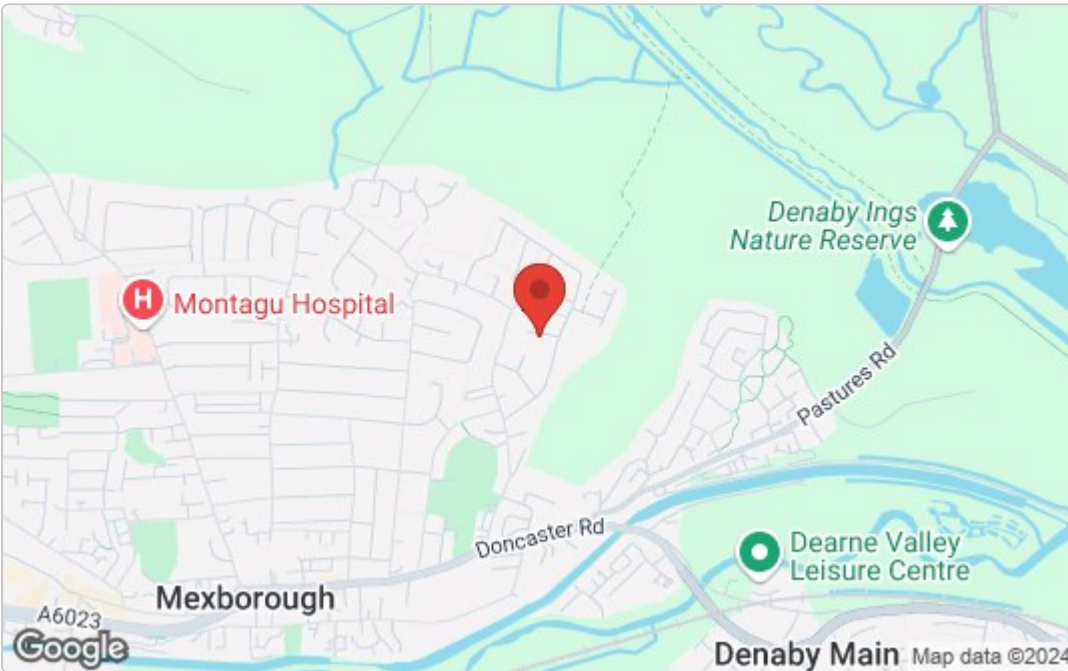
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

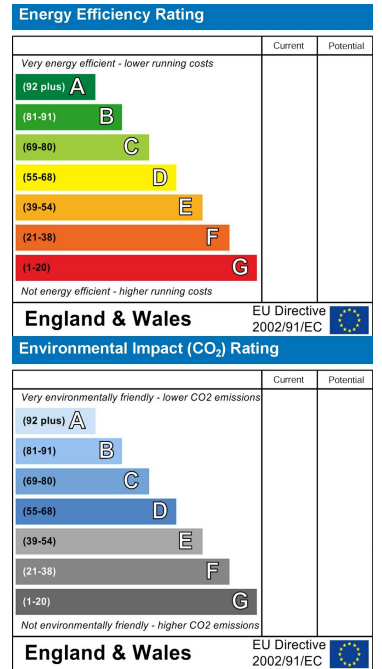
We advise all clients to discuss the above points with a conveyancing solicitor.

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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