



45 Waterside Park Station Road, Mexborough, S64 9AL

**Guide Price £190,000**

**\*\*REDUCED FOR IMMEDIATE INTEREST\*\***

This spacious open plan home offers fabulous accommodation over one floor including lounge, dining area, fully fitted modern kitchen with central island, master bedroom with en-suite and fitted wardrobes, second double bedroom, study and house bathroom. There has been an external bar added by way of the prefabricated building complete with driveway and private garden, offering a residential village for the over 50s.

## 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.

## Material Information

Council Tax Band - B

Tenure - Freehold

Pitch Fee - £157 PCM

Property Type - Detached

Construction Type - Park Home

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.

## Stunning Dining Kitchen



This impressive kitchen is fitted with a modern range of

wall base and draw units, complete with appliances to include a gas hob, with separate oven and extractor above. There are integrated items to include a fridge and freezer and automatic washing machine. There is a rear facing window and entrance door over looking the well appointed garden, central heating radiator and access to the lounge.

## Lounge



Stunning dual aspect reception room with feature fireplace and Air Conditioning Unit.

## Principal Bedroom



With fitted furniture, central heating and upvc glazing, leading to the dressing room.

## Dressing Room



With a range of fitted wardrobes and fitted dressing table.

## En Suite



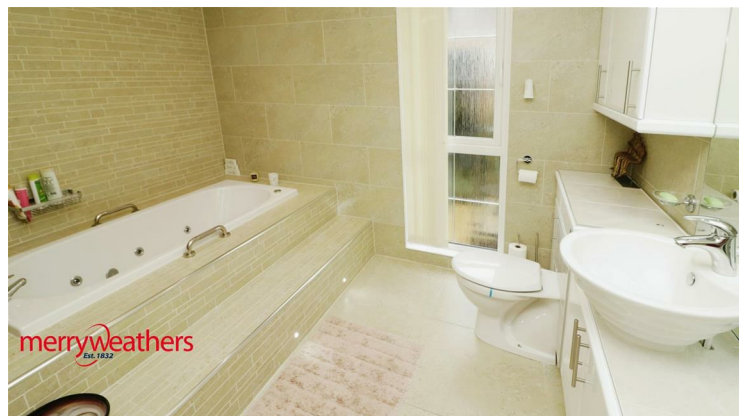
With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## Bedroom Two



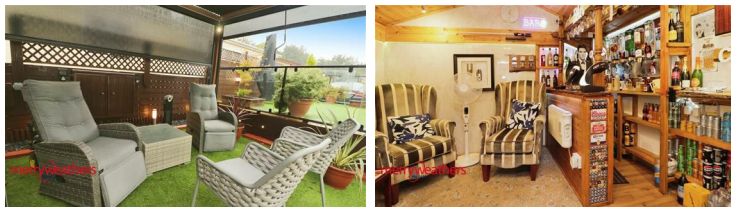
With rear facing upvc window, central heating radiator and range of fitted wardrobes.

## Bathroom



Hosting a three piece suite comprising of a sunken jacuzzi bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## External Bar



Prefabricated building with external Pergola, with glazed balustrade ideal for outdoor dining.

## External



There is a block paved driveway providing off road parking, with low maintenance entertaining areas and water features.

## Park Information

Elite Lifestyle Parks brings you a modern and exciting residential village for the over 50's. Set in the heart of the Dearne Valley, the secure gated community of Waterside Park is a luxury development of bespoke fully furnished park homes. All homes come complete with state of the art kitchens, quality designer bathrooms, sumptuous living spaces and much more. The ground rent for the properties is currently charged at £157 pcm, Council Tax Band B. The site benefits from having main gas and electric and all the properties are fully insulated and are energy efficient. Garage's or shed can be added if required. Pets are allowed on site and it's open 12 months of the year.

Floor Plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

