



34 Oak Road, Mexborough, S64 9EQ

Guide Price £115,000

Guide Price £115,000 - £120,000

Offered to the open market with no onward chain is this Three bedroom semi detached property situated to be within this ever popular residential location. In need of a degree of modernisation the property benefits from Oil fired central heating, downstairs wet room and full double glazing. With driveway providing off road parking, the property is within walking distance of local schooling both primary and secondary.

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 11'10" x 17'5" (3.63 x 5.33)



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 electric fire inset.

Dining Room 10'3" x 11'8" (3.14 x 3.58)



With a rear facing upvc window, central heating radiator and electric fire.

Kitchen 7'7" x 8'5" (2.32 x 2.57)

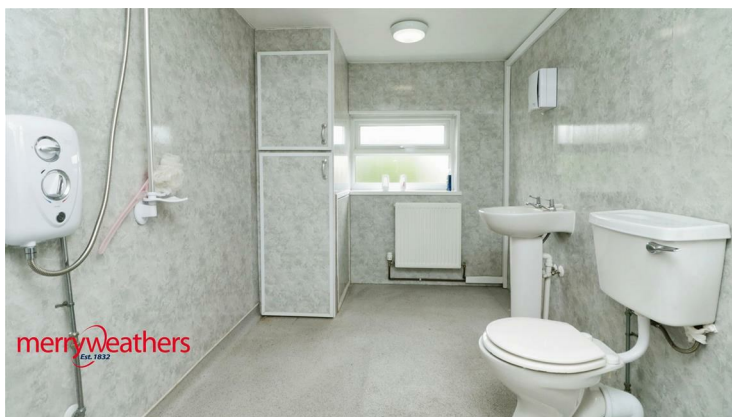


Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and access to the rear lobby.

Rear Lobby

With two upvc entrance doors, one entering the covered carport, and access to the downstairs wetroom.

Wet Room



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

Bedroom One 11'1" x 12'11" (3.38 x 3.95)



With a front facing upvc window and central heating radiator

Bedroom Two 11'10" x 10'6" (3.62 x 3.22)



With rear facing upvc window and central heating radiator.

Bedroom Three 7'1" x 9'7" (2.18 x 2.93)



With a front facing upvc window and central heating radiator.

Bathroom 7'6" x 8'2" (2.30 x 2.50)



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

Covered Car Port

With electrically operated roller door giving access, hosting power and lighting, with rear roller door entering the rear garden.

External

With driveway providing off road parking, with low maintenance garden. Whilst to the rear, are storage barrels for the Oil with enclosed family garden beyond.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Oil central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

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

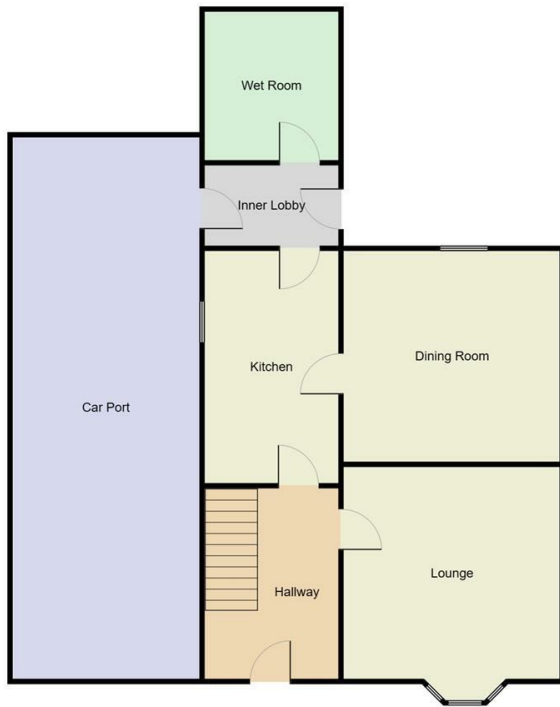
Coal mining area South Yorkshire is a mining area

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