



6 Milton Road, Mexborough, S64 9BG

Guide Price £175,000

Deceptively Spacious Family Sized Accommodation. Situated within this ever popular location is this detached property which has undergone a full course of modernisation. Benefitting from a master suite upon the second floor, there are impressive modern kitchen and bathroom suites to match the neutral décor. An early inspection thoroughly recommended.

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

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 - On Road

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.

Lounge 13'5" x 15'5" (4.10 x 4.71)



With a front facing upvc window and central heating radiator, with entrance door to giving access with opening to the dining room.

Dining Room 12'2" x 13'1" (3.73 x 3.99m)



With rear facing upvc window, with access to the kitchen.

Kitchen 11'3" x 9'6" (3.43 x 2.92m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a ceramic hob, with oven below and extractor above. There are integrated items to include a fridge and freezer, with space and plumbing for an automatic washing machine. There is a rear facing window over looking the well appointed garden with central heating radiator and access to the cellar areas.

Bedroom Two 9'2" x 13'6" (2.80 x 4.14m)



With a front facing upvc window and central heating radiator.

Bedroom Three 9'3" x 10'5" (2.83 x 3.20m)



With a rear facing uvpc window and central heating radiator.

Bedroom Four 10'5" x 6'0" (3.20 x 1.84m)



With front facing upvc window and central heating radiator.

Bathroom 9'6" x 11'1" (2.91 x 3.39)



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

Principal Bedroom 14'9" x 16'4" (4.52 x 5.00)



With front and rear facing velux window and central heating radiator.

External

To the front of the property is pedestrian access to the

front entrance door, with on road parking on Milton Road itself. To the rear is a good size garden, mainly laid to lawn with brick outbuilding.

Floor Plan



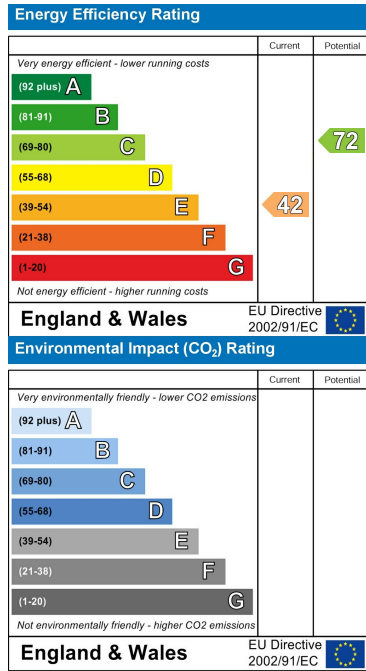
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.

Energy Efficiency Graph



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