



14 Heron Drive, Mexborough, S64 0AF

Guide Price £250,000

*** GUIDE PRICE £250,000 - £260,000 ***

Providing flexible living accommodation, split over three levels with FOUR DOUBLE BEDROOMS is this immaculately presented family home. With bi fold doors in the main reception room, bringing the garden in to the property, there is a downstairs WC with the master enjoying an en suite facility. Placed within this popular location with the Trans Pennine trail within walking distance along with countryside walks, 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.

Material Information

Council Tax Band - C

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.

Entrance Hallway



With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation and useful under stair storage.

Dining Kitchen 22'11" x 10'0" (7.00 x 3.05m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with integrated items to include a fridge and freezer, dishwasher and microwave. There is a front facing window over looking the front garden and access to the dining area. The storage area host space and plumbing for an automatic washing machine.

Lounge 9'10" x 17'2" (3.00 x 5.25m)



With stunning bi-fold patio doors bringing the garden into the reception room providing an ideal family space.

Downstairs WC



With low flush WC, wash hand basin and central heating radiator.

Principal Bedroom 10'6" x 9'11" (3.22 x 3.04m)



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

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 Four 8'3" x 9'11" (2.53 x 3.04m)



With a front facing upvc window and central heating radiator.

Landing

With front facing upvc window, useful storage and stairs rising to the second floor accommodation.

Bedroom Three 12'5" x 9'4" (3.81 x 2.86m)



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

Bedroom Two 8'11" x 13'5" (2.73 x 4.11)



With a front facing upvc windows, central heating radiator and walk in storage.

Bathroom



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

Garage

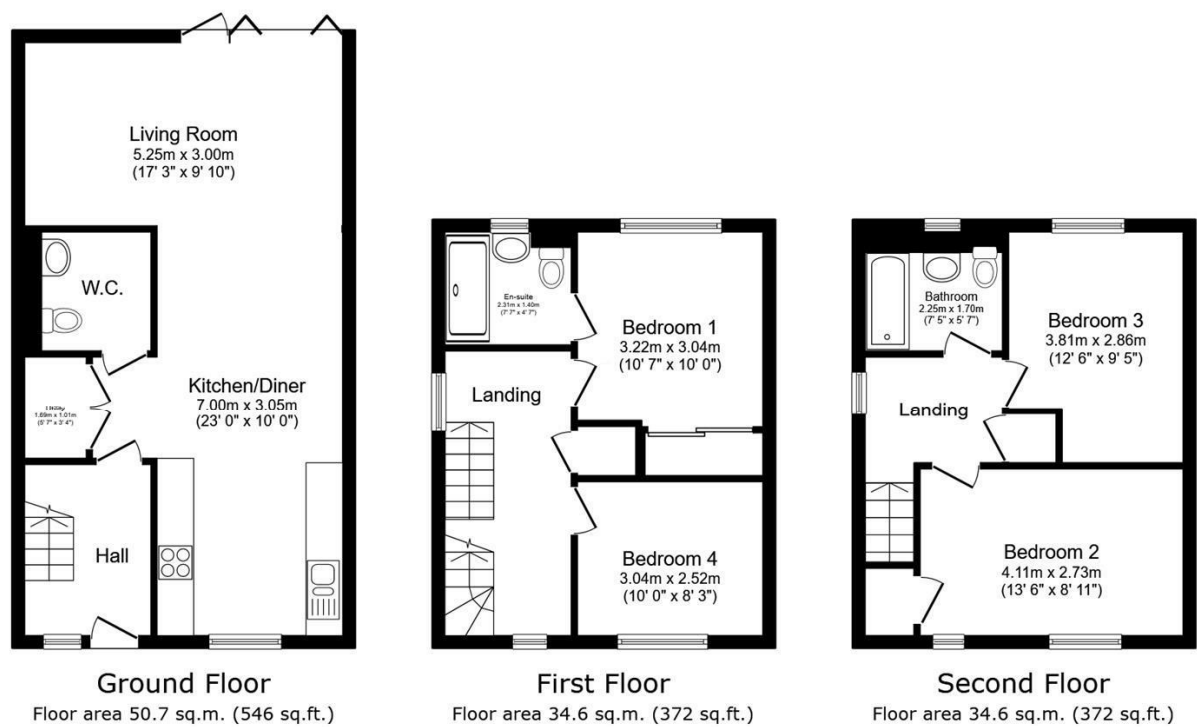
The single garage, is secured by an up and over garage door, hosts power and lighting with rear courtesy door.

External

To the front of the property there is a driveway providing off road parking for more than one vehicle, preceding the

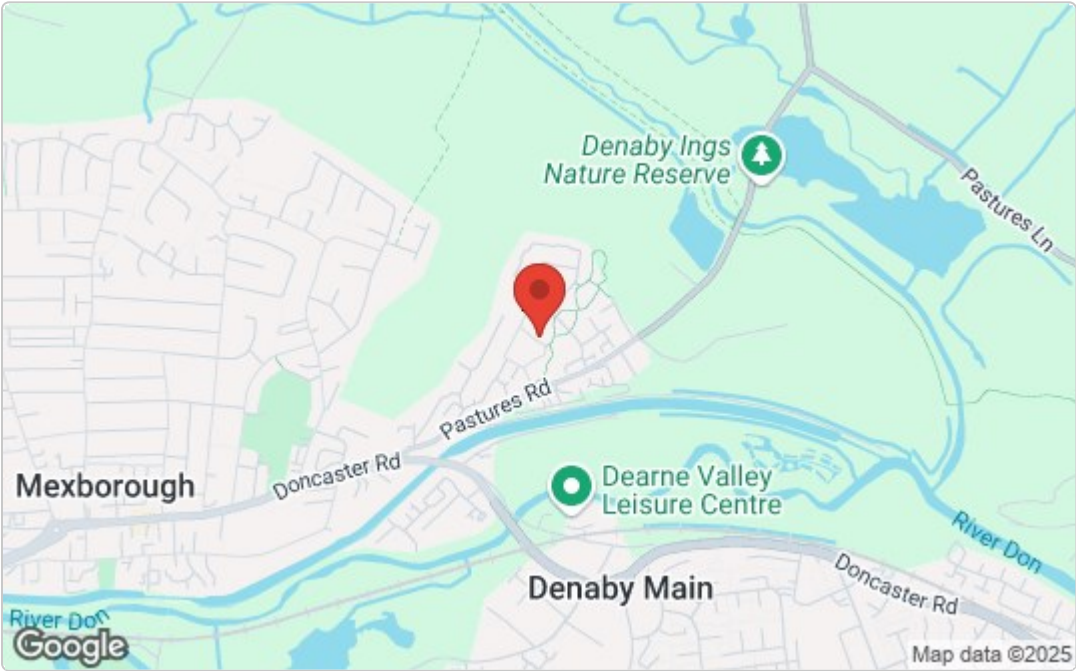
garage. To the rear is an impressive family garden, mainly laid to lawn, with patio areas and access to the rear of the garage.

Floor Plan



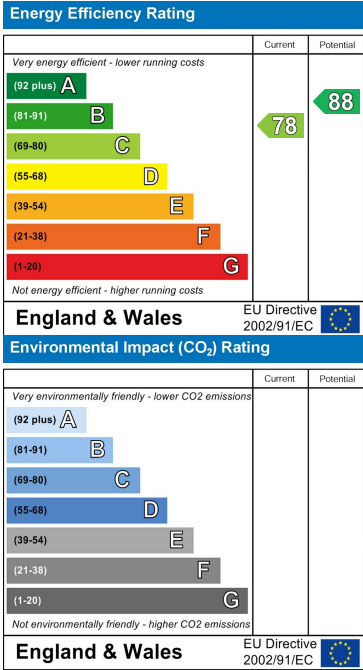
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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



www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

