



11 Hall Avenue, Mexborough, S64 0AH

Asking Price £295,000

This stunning extended family home is offered for sale following a full course of modernisation. Benefitting from a double story rear extension, which provides a grand master bedroom with en suite facility. With further double bedroom in the converted attic, there are new new kitchen and bathroom suites supported by neutral decoration throughout. With attractive driveway there are impressive laid to lawn gardens to the rear.

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

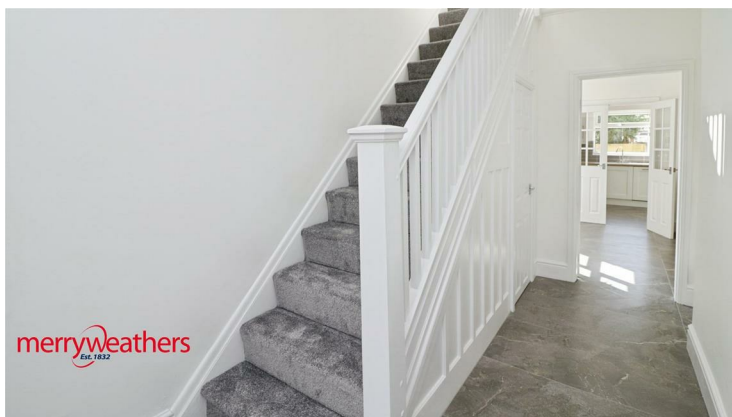
Coal mining area South Yorkshire is a mining area

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



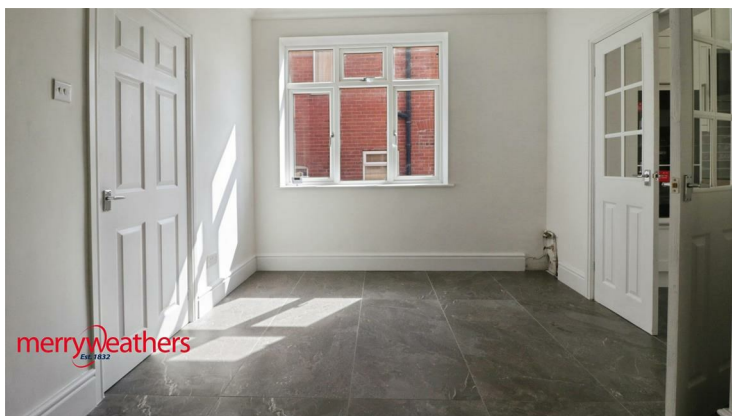
With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation and cellar area.

Lounge 26'10" x 12'9" (8.20 x 3.91)



With a front facing upvc bay window, central heating radiator and the focal point of the room being the decorative fireplace with log burner inset.

Dining Area 9'8" x 7'7" (2.96 x 2.32)



With side facing uvpc window and continuation of the tiled floor covering.

Breakfasting Kitchen 8'7" x 19'7" (2.63 x 5.99)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an induction hob and extractor above, with separate oven. There are integrated items to include a dishwasher and microwave. There is a rear facing window over looking the well appointed garden, central heating radiator and access to the dining area with french doors entering the garden.

Cellar Area

Fully carpeted with power and lighting, making an ideal office area.

Principal Bedroom 11'10" x 22'8" (3.61 x 6.93)



With a range of fitted wardrobes, central heating radiator and access to the en suite.

En Suite



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.

Bedroom Two 11'8" x 11'2" (3.58 x 3.41)

With a front facing upvc window and central heating radiator.

Bedroom Three 7'8" x 6'11" (2.36 x 2.11)



With a front facing upvc window and central heating radiator.

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.

Attic Bedroom 18'11" x 14'3" (5.77 x 4.35)



Large double bedroom with side facing upvc window, rear facing velux and central heating radiator.

External



To the front is a stunning patterned driveway, with secure gated access to the rear. To the rear is a good sized family garden with paved patio area.

Floor Plan



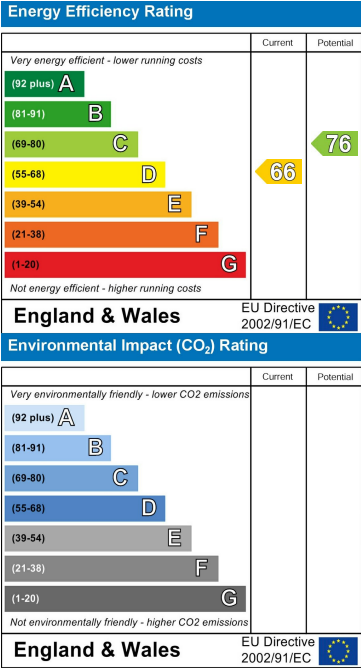
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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