



15 Arnold Crescent, Mexborough, S64 9JX

Asking Price £115,000

Having undergone a recent course of improvement is this Two Bedroom Semi detached property offered with no onward chain. With driveway providing off road parking, the property hosts impressive family sized gardens to the rear with open aspect beyond. Hosting two double bedrooms, bathroom and ground floor WC the property would provide an ideal purchase for the First Time Buyer or Investor alike.

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 - A

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

Lounge 14'5" x 13'3" (4.41 x 4.04m)



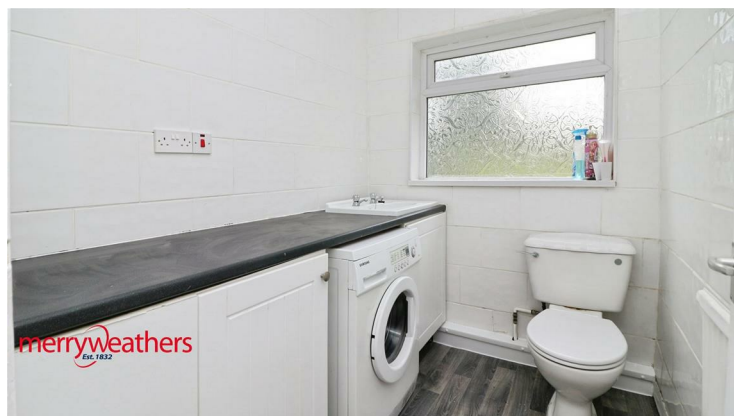
With a front facing upvc window and central heating radiator

Kitchen 10'5" x 7'6" (3.19 x 2.31m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with separate Utility Room hosting a ground floor WC.

Utility Room



With low flush WC and space and plumbing for an automatic washing machine.

Side Entrance Lobby

With side entrance door giving access to the rear garden.

Principal Bedroom 13'1" x 11'1" (4.00 x 3.39m)



With front facing upvc window and central heating radiator.

Bedroom Two 8'0" x 11'1" (2.44 x 3.39m)



With rear facing upvc window and central heating radiator.

Bathroom 8'2" x 7'11" (2.50 x 2.42)



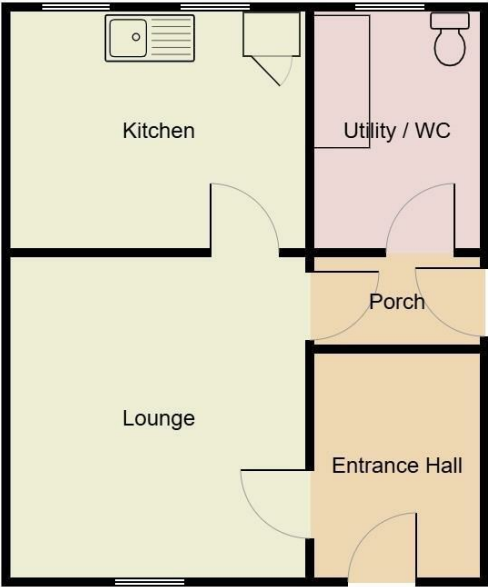
Hosting a three piece suite comprising of a panelled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window

External



To the front of the property is a driveway providing off road parking, whilst to the rear is a good sized laid to lawn garden with open aspect beyond.

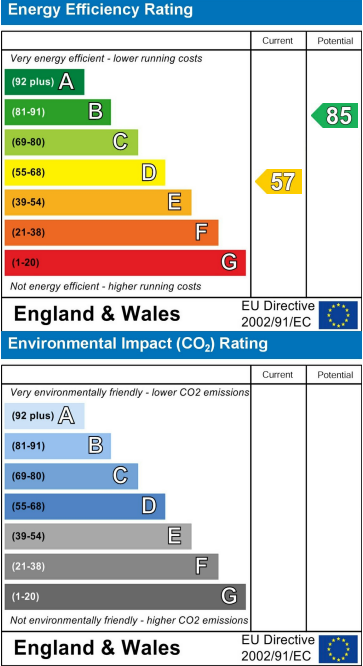
Floor Plan



Area Map



Energy Efficiency Graph



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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