



84 Ullswater Road, Mexborough, S64 0PH

Asking Price £265,000

This five-bedroom semi-detached property is for sale in Mexborough, with the layout offering flexible living accommodation for the family purchaser. A notable feature is the bar area in the garden with an open aspect to the rear, creating a dedicated space for socialising and relaxation. An early inspection is thoroughly recommended to appreciate the size of accommodation on offer.

Transport connections are convenient. Mexborough railway station is accessible from the property and offers regular services to Sheffield and Doncaster, with journey times typically around 20–25 minutes, as well as links towards Rotherham and beyond. Local bus services operate through Mexborough, connecting neighbouring towns and retail centres. Road links via the A6023 give access to the A1(M) and M18 for regional and national travel.

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 - 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.

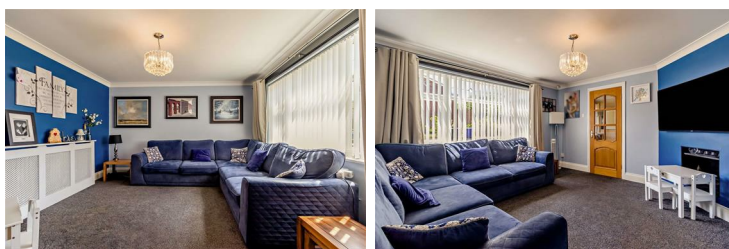
AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Entrance Hallway

With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation. There is also useful fitted storage.

Lounge 13'0" x 12'4" (3.98 x 3.76m)



With front facing upvc window and central heating radiator.

Dining Kitchen 20'7" x 8'7" (6.28 x 2.63m)



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 cooking facilities to include a ceramic ring hob with separate double oven. There is a breakfast bar area, with opening to the conservatory.

Conservatory 10'6" x 13'7" (3.21 x 4.15m)



Built upon a brick base with upvc glazing to include rear facing entrance doors and enjoying views over the rear garden

Utility / Conservatory 13'3" x 7'10" (4.05 x 2.40m)



Again built upon a brick base with upvc glazing to include side facing entrance door and enjoying views over the rear garden. There is space and plumbing for an automatic washing machine and access to the ground floor Shower Room.

Downstairs Shower Room 7'6" x 7'3" (2.29 x 2.21m)



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

Master Bedroom 10'5" x 11'10" (3.19 x 3.62m)



With a front facing uvpc window, central heating radiator and comprehensive fitted furniture.

Bedroom Two 8'9" x 10'9" (2.69 x 3.29m)



With rear facing upvc window enjoying far reaching views and central heating radiator.

Bedroom Three 10'8" x 9'2" (3.27 x 2.80m)



With a front facing upvc window and central heating radiator.

Bedroom Four 10'9" x 8'0" (3.28 x 2.46m)



Currently utilised as a play room with fitted furniture, enjoying stunning views.

Bedroom Five 7'0" x 12'0" (2.15 x 3.68m)



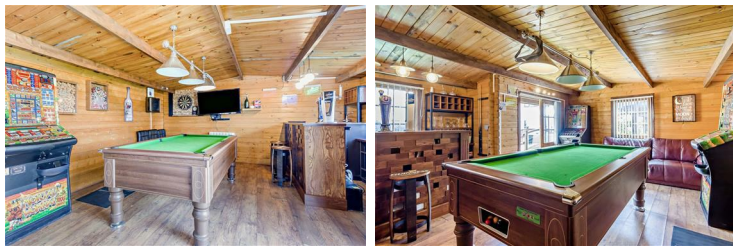
With useful fitted cabin bed, front facing upvc window and central heating radiator and fitted wardrobe.

Bathroom



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

Bar Area



Stunning Bar Area, perfect for relaxing and entertaining!

External

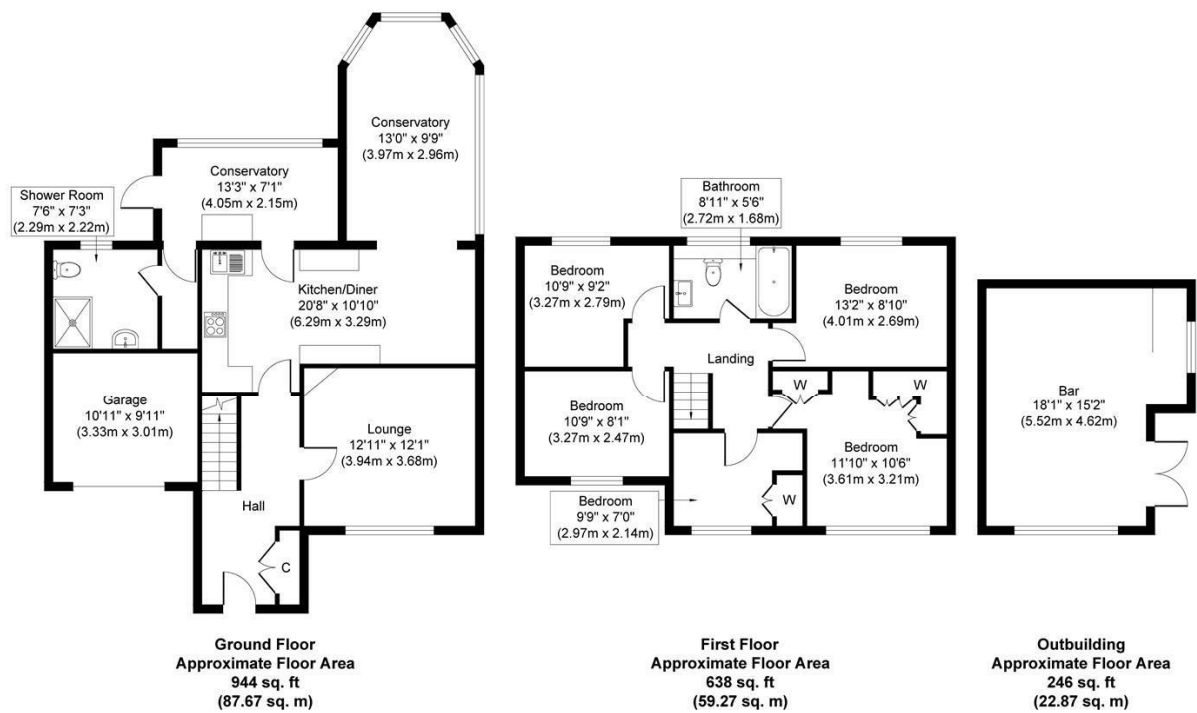


To the front of the property is a driveway providing off road parking which in turn precedes the garage. To the rear is a SUPERB haven, of sunshine and relaxation. With fantastic open views, the low maintenance garden, hosts a fully stocked pond, with patio areas and garden bar area.

Garage

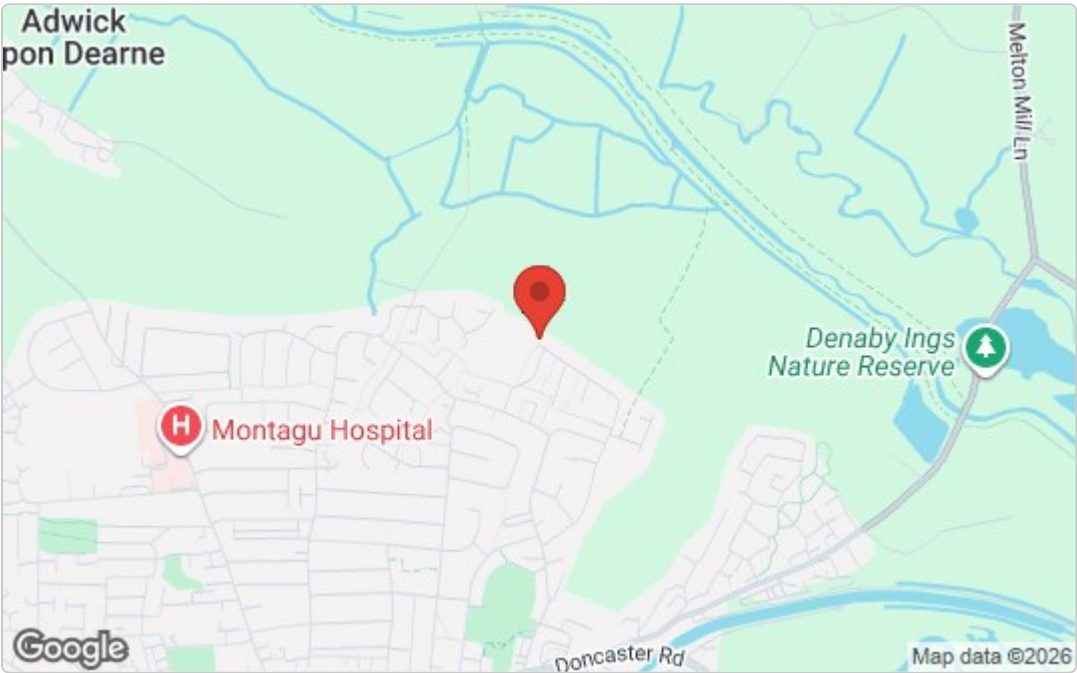
The garage is secured by an up and over door providing vital storage, with rear courtesy door.

Floor Plan



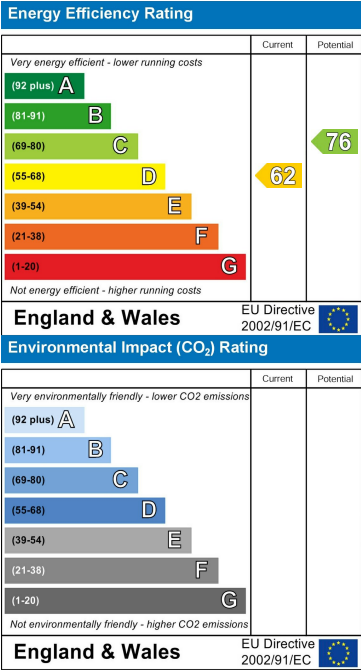
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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Energy Efficiency Graph



www.merryweathers.co.uk

Merryweathers (Commercial) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 537009 E-mail: commercial@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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