

Churchills



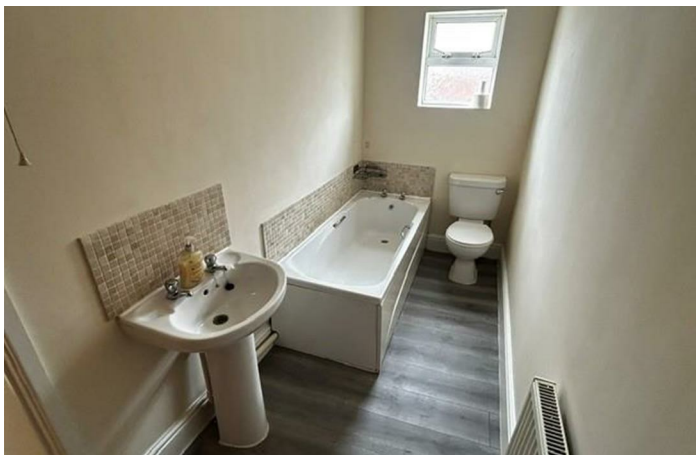
Wath Road

Mexborough S64 9RQ

- TWO BEDROOM
- uPVC DOUBLE GLAZED WINDOWS
- NEW DAMP COURSE 10YR WARRANTY
- EPC RATING TBC
- MID TERRACE
- NEW BOILER 5 YR WARRANTY
- WALK IN WARDROBE

Offers In The Region Of £90,000 Freehold





Situated on Wath Road in the charming town of Mexborough, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a cosy rental. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The property benefits from a new boiler with 5yr warranty and a new damp course with a 10 yr warranty.

With two inviting bedrooms, this home offers ample space for a small family or individuals looking for a comfortable living environment. The bathroom is conveniently located, ensuring ease of access for all residents.

The terraced design of the house adds to its character, providing a sense of community while still offering privacy. The location on Wath Road is ideal, with local amenities, schools, and parks within easy reach, making it a practical choice for everyday living.

This property is a wonderful blend of comfort and convenience, making it a must-see for anyone looking to settle in Mexborough. Don't miss the chance to make this charming house your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

14'9" into bay * 11'10"

uPVC double glazed bay window to front elevation. Single panelled central heating radiator.

INNER LOBBY

Stairs to first floor landing. Single panelled central heating radiator.

KITCHEN

12'0" * 11'10"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with chimney type extractor over. One and half bowl single drainer stainless steel sink unit with mixer tap. Space and plumbing for an automatic washing machine. Space for fridge/freezer. Wall mounted boiler. Tiles to splash back areas and flooring. Single panelled central heating radiator. Doorway to cellar. uPVC double glazed and panelled doorway to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from inner lobby.

BEDROOM ONE

12'0" reducing to 9'5" * 15'10"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

WALK IN WARDROBE

6'10" * 5'7"

Single panelled central heating radiator. Loft access point.

BEDROOM TWO

8'11" * 6'6",49'2"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BATHROOM

11'10" * 4'7"

uPVC double glazed window to rear elevation. Suite in white comprising of bath, low flush WC and hand wash pedestal basin. Tile to splash back areas. single panelled central heating radiator.

OUTSIDE AND GARDENS

To the front is a small walled garden with path leading to front door. To the rear is a good size fenced yard area.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment.

If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.

Heating is gas and supplied by Mains Supplier.

BROADBAND

The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

Local Authority Doncaster MBC
Council Tax Band A
EPC Rating

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.