

Churchills



Lorna Road

, Mexborough S64 9DB

- TWO BEDROOM
- INVESTMENT PROPERTY
- WELL PRESENTED
- COMBINATION BOILER
- MID TERRACE HOUSE
- RENTAL INCOME £7200
- uPVC DOUBLE GLAZED
- EPC RATING D

Offers In The Region Of £95,000 Freehold





Location

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

15'2" * 12'0"

uPVC double glazed window to front elevation. Adams surround with marble back and hearth. Single panelled central heating radiator. Stairs to first floor landing.

DINING ROOM

12'3" * 12'0"

uPVC double glazed window to rear elevation. Ceramic tiles to floor. Single panelled central heating radiator. Doorway to cellar.

KITCHEN

10'2" * 5'4"

uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with extractor over. Integrated fridge/freezer. Space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. Tiles to splash back areas.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from lounge.

BEDROOM ONE

9'10", 236'2" * 12'0"

uPVC double glazed windows to front elevation. Range of fitted wardrobes to one wall. Single panelled central heating radiator.

BEDROOM TWO

12'2" * 7'3"

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

BATHROOM

9'6" * 4'5"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with direct feed shower over, low flush WC and hand wash pedestal basin. Heated towel rail. Tiles to splash back areas.

OUTSIDE AND GARDENS

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.

MOBILE COVERAGE

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

BROADBAND

The property broadband speed is excellent with fibre broadband available.



Local Authority Doncaster MBC
Council Tax Band A
EPC Rating D

Churchills Sales Office

16 High Street, Mexborough, South
Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

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