

Churchills



Makin Street

Mexborough S64 0LX

- TWO BEDROOM
- MODERN THROUGHOUT
- COMBINATION BOILER
- LOW MAINTENANCE GARDEN
- MID TERRACE HOUSE
- CONSERVATORY
- INSULATION TO FRONT AND BACK
- EPC RATING C

Offers In The Region Of £110,000 Freehold





This delightful terraced house situated on Makin Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is practical, allowing for easy movement throughout the living spaces. The kitchen, though not specified, is typically designed to be functional and efficient, catering to all your culinary needs.

Located in a friendly neighbourhood, this home benefits from local amenities, schools, and parks, making it an excellent choice for those who appreciate community living, with its appealing features and prime location, it is a property that should not be missed. Whether you are a first-time buyer or seeking a rental opportunity, this home is ready to welcome you.

GROUND FLOOR ACCOMMODATION

Composite double glazed and panelled doorway opens into:

LOUNGE

14'3" * 12'1"

uPVC double glazed bay window to front elevation. Surround housing a modern electric fire with marble hearth. Laminate wood effect flooring. Single panelled central heating radiator. TV aerial socket.

INNER LOBBY

Stairs to first floor landing.

KITCHEN

12'0" * 11'11"

uPVC double glazed window to rear elevation. Built in cooking facilities comprising of electric oven and induction hob. space and plumbing for an automatic washing machine, included in sale. One and a half bowl single drainer sink unit with mixer tap. Single panelled central heating radiator. Tiles to splash back areas. Doorway to cellar. uPVC double glazed doorway to:

CONSERVATORY

9'3" * 6'1"

uPVC double glazed windows to rear elevation. Double panelled central heating radiator. Laminate wood effect flooring. Wall light point. uPVC double glazed and panelled doorway to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING AREA

Stairs from inner lobby.

BEDROOM ONE

12'2" * 11'11"

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

BEDROOM TWO

12'0" * 5'11"

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

BATHROOM

8'3" * 5'8"

uPVC double glazed window to rear elevation. Suite in white comprising bath, low flush WC and hand wash basin with storage beneath. Laminate wood effect flooring. Fully tiled to bath and half tiling to rest. Airing cupboard off housing combination boiler. Single panelled central heating radiator.

OUTSIDE AND GARDENS

The property is rendered and insulated to both front and rear elevations. To the rear is a small low maintenance walled garden with block paved decked area and path leading to rear entrance gate and shed.

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.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier

Heating is gas and supplied by Mains Supplier

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

BROADBAND

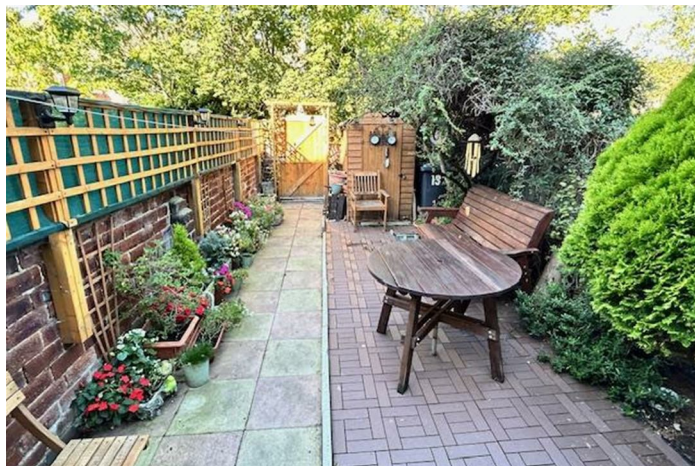
The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

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



Local Authority Doncaster
Council Tax Band A
EPC Rating



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