

Manvers Road

, Mexborough S64 9EU

- THREE BEDROOM
- uPVC DOUBLE GLAZED
- DINING ROOM
- ENERGY RATING TBC
- MID TERRACE HOUSE
- COMBINAITON BOILER
- OFF SHOT KITCHEN

Offers In The Region Of £95,000 Freehold













Location

GROUND FLOOR ACCOMMODATION
uPVC double glazed and panelled doorway opens into:

LOUNGE
13'4" * 11'10"
uPVC double glazed window to front elevation. Surround with tiled back and marble hearth. Laminate wood effect flooring. Double panelled central heating radiator.

INNER LOBBY
Stairs to first floor landing. Laminate wood effect flooring.

DINING ROOM
13'3" * 12'4"
uPVC double glazed window to rear elevation. Surround housing a coal effect electric fire with marble back and hearth. Laminate wood effect flooring. Doorway to cellar. Double panelled central heating radiator. Through to:

KITCHEN
9'4" * 8'3"
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 ceramic hob. Space and plumbing for an automatic washing machine. Space for fridge/freezer. Space and plumbing for dishwasher. Single drainer sink unit with mixer tap. Tiles to splash back areas. Wall mounted combination boiler. Timber framed barn door type doorway to side elevation.

REAR ENTRANCE PORCH
uPVC double glazed and panelled doorway to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING
Stairs from inner lobby. Single panelled central heating radiator.

BEDROOM ONE
12'4" * 9'2"
uPVC double glazed window to rear elevation. Laminate wood effect flooring. Storage cupboard off. Single panelled central heating radiator.

BEDROOM TWO
8'10" * 7'0"
uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator.

BEDROOM THREE
11'10" * 5'10"
uPVC double glazed window to front elevation. Single panelled central heating radiator.

BATHROOM
8'3" * 8'1"
uPVC double glazed window to rear elevation. Suite in white comprising of low flush WC, hand wash basin with storage beneath and wet room style shower area with electric shower over. Fully tiled to shower and splash back areas. Double panelled central heating radiator. Airing cupboard off.

OUTSIDE AND GARDENS
To the rear is a out building with low flush WC. Fenced garden mostly grass and shrubs.

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.

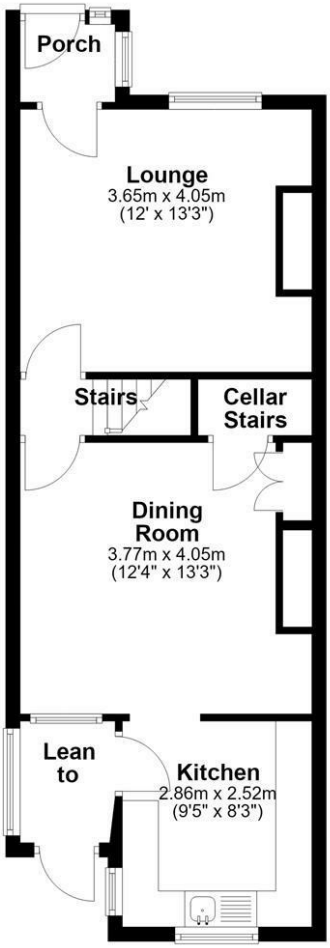
MOBILE COVERAGE
Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.



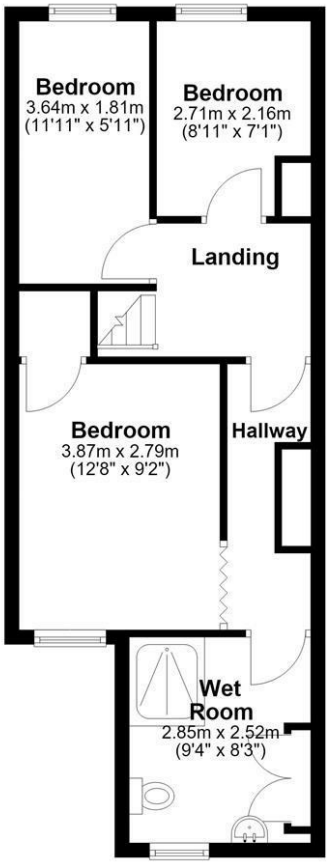
Local Authority Doncaster
Council Tax Band A
EPC Rating D



Ground Floor



First Floor



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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.