

Churchills



Chaucer Road

Mexborough, Doncaster S64 0DX

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- MID TOWN HOUSE
- SPACIOUS LIVING
- EPC RATING D

Offers In The Region Of £130,000 Freehold





Situated on Chaucer Road, Mexborough, this delightful townhouse presents an excellent opportunity for families and individuals alike. Spanning an impressive 1,313 square feet, the property boasts a well-thought-out layout that maximises both space and comfort.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant play area for children.

The property features four generously sized bedrooms, providing ample accommodation for a growing family or the option for a home office. Each room is filled with natural light, creating a warm and welcoming atmosphere throughout the home.

This townhouse is conveniently located near local amenities, schools, and parks, making it an ideal choice for those seeking a community-oriented lifestyle. With its blend of space, comfort, and practicality, this property on Chaucer Road is a wonderful place to call home. Don't miss the chance to make it yours.



PROPERTY INFORMATION

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing area. Laminate wood effect flooring.

DINING ROOM

10'9" x 11'8"

uPVC double glazed window to front elevation. Single panelled central heating radiator, laminate wood effect flooring.

KITCHEN

11'7" increasing to 14'9" x 7'3"

uPVC double glazed window to rear elevation. A range of wall and base units with roll edged work surfaced and single drainer sink unit with mixer tap. Built in cooking facilities comprising of ceramic electric hob and electric oven. Space and plumbing for washing machine, tumble dryer and fridge freezer units. Tiles to splashback areas, laminate wood effect flooring.

REAR ENTRANCE PORCH

uPVC double glazed and panelled doorway to the rear garden.

DOWNSTAIRS WC

uPVC double glazed window to rear elevation. Low flush WC and hand wash basin. Laminate wood effect flooring, single panelled central heating radiator.

LOUNGE

21'6" x 14'8"

uPVC double glazed windows to both front and rear elevations. Wall mounted gas fire with marble hearth, laminate wood effect flooring, single panelled central heating radiator. uPVC double glazed and panelled door to the rear elevation.

FIRST FLOOR ACCOMMODATION



LANDING AREA

Stairs from entrance lobby, loft access point.

BEDROOM ONE

14'10" x 10'9"

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

BEDROOM TWO

14'11" x 7'4" increasing to 10'4"

uPVC double glazed windows to both front and rear elevations. Single panelled central heating radiator.

BEDROOM THREE

11'1" x 10'10"

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

BEDROOM FOUR

6'9" x 7'4"

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

BATHROOM

7'3" x 7'7"

uPVC double glazed window to front elevation. Suite in white comprising of low flush WC, handwash basin and shower cubicle with direct feed shower. Fully tiled to all walls and floor. Single panelled central heating radiator.

EXTERIOR & GARDENS

To the front of the property is small walled garden, mostly grass with pathway to front door. To the rear is a good size fenced garden, mostly grass with paved patio 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.

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

MOBILE COVERAGE

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

BROADBAND

The property broadband speed is excellent with fibre broadband available on the street.



Local Authority Doncaster MBC
Council Tax Band
EPC Rating D



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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.