

The Churchills logo is displayed in the top left corner of the main image. It features the word "Churchills" in a stylized, red, rounded font with a white outline and a blue shadow effect.

Comelybank Drive

Mexborough S64 0EP

- THREE STOREY PROPERTY
 - OPEN PLAN LIVING
 - MODERN INTERIOR
- NEW FLOORING THROUGHOUT
- GAS & ELECTRIC CERTIFICATES
- TWO BEDROOMS
- TWO BATHROOMS
- NEWLY DECORATED
- ALLOCATED PARKING
 - EPC RATING C

Offers In The Region Of £135,000 Freehold





Now available with no vendor chain is this very well presented three-storey townhouse offering an exceptional opportunity for those seeking a modern and stylish home.

The property boasts two well-proportioned bedrooms on different floors giving you a choice of use. The two bathrooms ensure convenience for both residents and guests alike. The heart of the home is the inviting open plan living area, having a modern fitted kitchen with integrated cooking.

Recently decorated and featuring new flooring throughout, this property exudes a fresh and bright feel. The thoughtful updates enhance the overall appeal, allowing you to enjoy a comfortable living. Additionally, the property comes with the added advantage of current gas and electric certificates, providing peace of mind regarding safety and compliance.

For those with vehicles, the allocated parking at the rear of the property is a significant benefit.

Contact us today to make this your next home or new addition to your property portfolio.

GROUND FLOOR ACCOMMODATION

ENTANCE HALLWAY

Black timber security door. Stairs to first floor, central heating radiator. RCD unit. Cupboard housing combination boiler and storage space.

BEDROOM TWO

15'3" x 9'1"

uPVC double glazed window to the front elevation. Central heating radiator.

BATHROOM

7'6" x 5'8"

White suite comprising of corner shower cubicle with sliding doors, electric shower, low flush wc and sink unit. Central heating radiator, extractor fan. Utility cupboard off with space and plumbing for washing machine.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway to the open plan living space.

KITCHEN & LOUNGE

15'3" x 15'1"

uPVC double glazed window to the front elevation. Central heating radiator. The kitchen comprises of white wall and base units with black worktops, integrated electric oven, ceramic hob and extractor hood. Stainless steel sink unit with mixer tap, black and white tiled splashbacks. Space for two appliances. Doorway to:

SECOND FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to the front elevation. Stairs from the lounge with spindles and handrail.

MASTER BEDROOM

15'3" x 11'10"

Two uPVC double glazed windows to the front elevation. Central heating radiator. Loft access hatch.

ENSUITE SHOWER ROOM

White suite comprising of corner shower cubicle with paneling, sliding doors, direct feed shower, low flush wc and sink unit. Central heating radiator, extractor fan.

EXTERIOR & GARDENS

There is a small frontage with space for bins and an allocated parking space around the side.

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

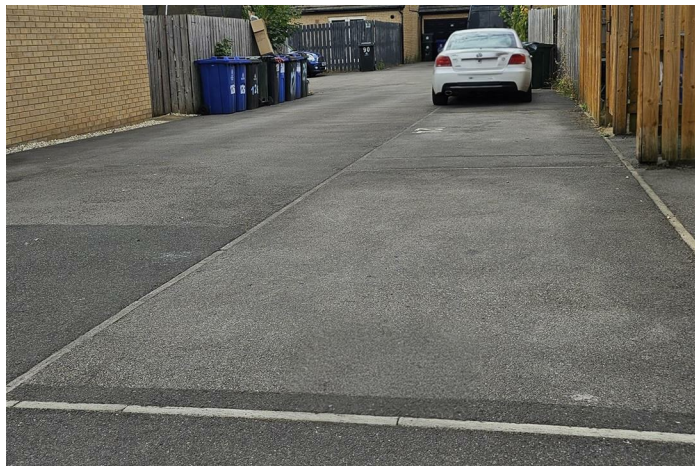
Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with Fibre broadband available.



Local Authority DONCASTER
Council Tax Band A
EPC Rating C



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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.