

Churchills



Plumpton Avenue Mexborough S64 0QP

- THREE BEDROOMS
- EXTENDED TO REAR
 - SPACIOUS LIVING
- DETACHED GARAGE
- DETACHED HOUSE
- KITCHEN & DINING AREA
- GAS & ELECTRIC CERTIFICATES
- EPC RATING D

Offers In The Region Of £185,000 Freehold





Situated in Mexborough, this delightful detached house on Plumpton Avenue offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an excellent choice for those who value community living. Whether you are looking to settle down or invest, this home on Plumpton Avenue presents a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE LOBBY

uPVC double glazed window to side elevation. Stairs to first floor landing.

LOUNGE

15'5" * 11'10"

uPVC double glazed bay window to front elevation. Double panelled central heating radiator. TV aerial socket.

KITCHEN DINER

18'6" * 9'4"

uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Space for range cooker with chimney type extractor over. Space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. space for fridge / freezer. Tiles to splash back areas. Pantry off. Double panelled central heating radiator.

FAMILY ROOM ONE

10'2" * 8'7"

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

STUDY AREA

8'7" reducing to 5'6" * 7'11"

uPVC double glazed French doors to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance lobby. Storage cupboard off housing combination boiler.

BEDROOM ONE

11'6" * 10'9"

uPVC double glazed window to front elevation. Range of built in wardrobes to one wall. Single panelled central heating radiator.

BEDROOM TWO

11'0" * 9'10"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator.

BEDROOM THREE

7'8" * 7'4"

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

BATHROOM

7'1" * 5'5"

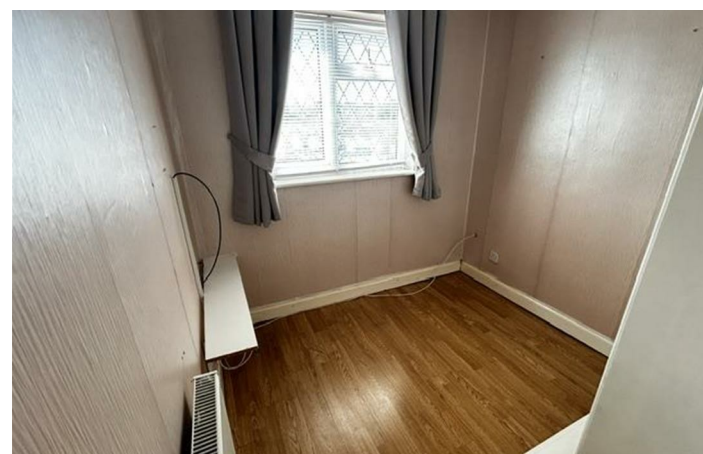
uPVC double glazed window to rear elevation. Suite in white comprising bath with electric shower over, hand wash pedestal basin and low flush WC. Fully tiled to all walls and floor. Single panelled central heating radiator. Extractor fan.

DETACHED GARAGE

Brick built with uPVC double glazed pedestrian access door to front. All Utilities are laid on.

OUTSIDE AND GARDENS

To the front is a good size garden mostly grass with driveway leading to detached garage. To the rear is a fenced garden with decked area and several sheds for storage.



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 C
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.