Church Street

, Mexborough S64 0HF

- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- GAS & ELECTRIC CERTIFICATES
- SINGLE REAR EXTENSION
- THREE BEDROOMS
- GOOD SIZED GARDENS
- EPC RATING C

Offers In The Region Of £190,000 Freehold

Location

GROUND FLOOR ACCOMMODATION
uPVC double glazed door to the front elevation with uPVC glazed panels to either side.

ENTRANCE HALLWAY
Spacious entrance with stairs to first floor landing, single panelled radiator and access to all floors.

LOUNGE
11'7" x 12'9" into alcoves
uPVC double glazed bay window to front elevation. Alcove to chimney housing electric fire, curved central heating radiator.

EXTENDED DINING ROOM
11'8" x 17'1" reducing to 12'5"
uPVC double glazed window to rear elevation.. Two central heating radiators.

EXTENDED KITCHEN
8'0" x 15'5"
uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation.. A range of white wall and base units with black worktops and white tiles to all splashback areas. Integrated cooking facilities comprising of electric oven, ceramic hob and stainless steel extractor hood above. Space and plumber for washing machine and further appliance. Understairs storage cupboard housing RCD fuse box and combination boiler.

FIRST FLOOR ACCOMODATION

LANDING AREA
Stairs from entrance hallway. uPVC double gazed window to side elevation. Loft access point.

BEDROOM ONE
10'8" x 14'10"
uPVC double glazed bay window to front elevation. Curved central heating radiator.

BEDROOM TWO
12'4" x 11'5"
uPVC double glazed window to rear elevation.. Central heating radiator.

BEDROOM THREE
8'8" x 8'9"
uPVC double glazed window to front elevation.. Storage cupboard with white doors. Central heating radiator.

BATHROOM
7'9" x 7'3"
uPVC double glazed window to rear elevation.. A suite in white comprising of bath with chrome direct feed rain shower over, sink and wc. Central heating radiator

EXTERIOR & GARDENS

To the front of the property is a raised frontage with steps to the path way to the front door and down the side of the property. The enclosed garden to the rear is enclosed with fencing, mature trees and shrubs and has a lawned garden, small outbuilding 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 LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

Local Authority Doncaster
Council Tax Band B
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.