



33 Oak Road, Mexborough, S64 9EQ

**Offers In Excess Of £140,000**

Offered to the market with no UPWARD CHAIN this larger than average Three bedroom semi detached property. Enjoying impressive corner plot location with gas central heating and UPVC double glazing, the property also hosts a driveway providing off road parking. An early inspection is thoroughly recommended.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Mexborough

Mexborough is a town in the Metropolitan Borough of Doncaster in South Yorkshire, England. It lies on the estuary of the River Dearne, on the A6023 road, between Manvers and Denaby Main. Mexborough is located at the north eastern end of a dyke known as the Roman Ridge that is thought to have been constructed by the Brigantian tribes in the 1st century AD.

## Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Entrance Hallway



With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

## Lounge 13'3" x 12'4" (4.06 x 3.77m)



With a front facing upvc bay window, central heating radiator and decorative coving to the ceiling.

## Dining Room 12'4" x 14'1" (3.78 x 4.31m)



With a rear facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace

### **Kitchen 10'11" x 6'6" (3.34 x 1.99m)**



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. There is space and plumbing for an automatic washing machine and central heating radiator.

### **Bedroom One 12'5" x 10'0" (3.79 x 3.06m)**



With a rear facing upvc window and central heating radiator, with fitted wardrobes.

### **Bedroom Two 11'8" x 9'10" (3.56 x 3.00)**



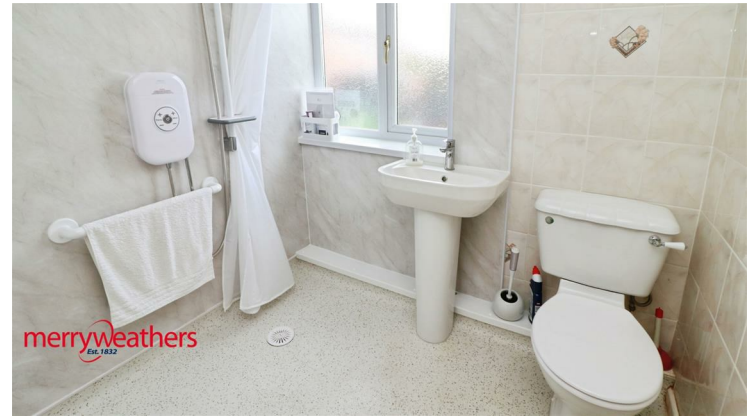
With a front facing upvc window and central heating radiator.

### **Bedroom Three 8'9" x 8'9" (2.67 x 2.68m)**



With a front and side facing uvpc window and central heating radiator.

### **Bathroom / Wet Room**



With a three piece suite comprising of a walk in shower with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### **Outhouse / WC**

Hosting the gas central heating boiler and External WC.

### **External**



Situated upon this sizeable corner plot, with pedestrian gated access, driveway and laid to lawn gardens to three sides. These stunning gardens would be welcomed by any family purchaser.

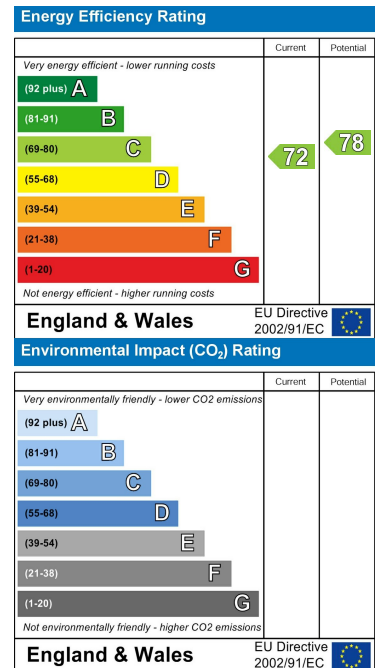
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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