

Helena Street

Mexborough S64 9PF

- SPACIOUS PROPERTY
- THREE RECEPTION ROOMS
- REAR YARD / GARDEN
- GAS & ELECTRIC CERTIFICATES
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- GODD LOCATION
- EPC RATING D

Asking Price £120,000 Freehold













This impressive terraced house offers a delightful blend of space and comfort, making it an ideal family home. With three generously sized double bedrooms, this property is larger than average, providing ample room for spacious living.

The property boasts three well-appointed reception rooms, offering a layout that is both practical and versatile, allowing for various uses of the living spaces to suit your lifestyle. Storage will never be an issue here, as the property features a dry cellar that can be utilised for additional storage.

Outside, you will find an enclosed garden that offer a peaceful retreat, storage and the off-road parking adds to the convenience of this home, ensuring that you have a secure place for your vehicle.

In summary, this extensive house on Helena Street is a fantastic opportunity for those seeking a spacious and well-equipped home in Mexborough. With its three double bedrooms, multiple reception rooms, and practical features. There are also current gas and electric certificates in place.

GROUND FLOOR ACCOMMODATION

LOUNGE
14'4" x 16'2" reducing to 15'1"
uPVC double glazed bay window and composite door to the front elevation. Cream surround with electric fire, double panelled central heating radiator. Door to storage and cupboard and door to cellar.

CELLAR
Stairs from lounge, with dry basement, housing utility meters and electric RCD unit.

RECEPTION ROOM TWO
6'10" x 10'7"
uPVC double glazed window to rear elevation. Open stairs to fist floor with spindles and handrail. Fitted unit to one alcove. Double panelled central heating radiator. Doorway to:

KITCHEN
7'6" x 15'8"
uPVC double glazed window to the side elevation. A range of maple effect wall and base units with complimentary roll edge worktops. Stainless steel unit, space for free standing electric or gas cooker, space and plumbing for washing machine and further appliances. Single panelled central heating radiator, extractor fan to external wall. Open through to:

DINING AREA
9'8" x 8'6"
uPVC double glazed window to the side elevation, Double panelled central heating radiator. Doorway to:

REAR ENTRANCE LOBBY
10'2" x 4'3"
Composite security door to the side elevation. Spacious area with single panelled central heating radiator.

FRIST FLOOR ACCOMMODATION

LANDING
Stairs from first floor. Access to all rooms, storage cupboard off.

BEDROOM ONE
10'8" x 12'10" to wardrobes
uPVC double glazed bay window to the front elevation. Double wardrobes to both alcoves, double panelled central heating radiator.

BEDROOM TWO
9'9" x 13'2"
uPVC double glazed window to the front elevation. Double panelled central heating radiator.

BEDROOM THREE
9'11" x 10'9"
uPVC double glazed window to the rear elevation. Double panelled central heating radiator.

BATHROOM
7'1" x 10'9"
uPVC double glazed window to the rear elevation, A white suite comprising of bath with electric shower over, sink and low flush WC. Single panelled central heating radiator, storage cupboard off housing combi boiler.

EXTERIOR & GARDENS
To the front of the property is a small stone wall and railings, block paving and York stone paving providing off road parking. To the side under the arch are double gates giving access to the rear garden with an arrangement of shrubs, artificial grass and stone feature wall. Attached brick 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.

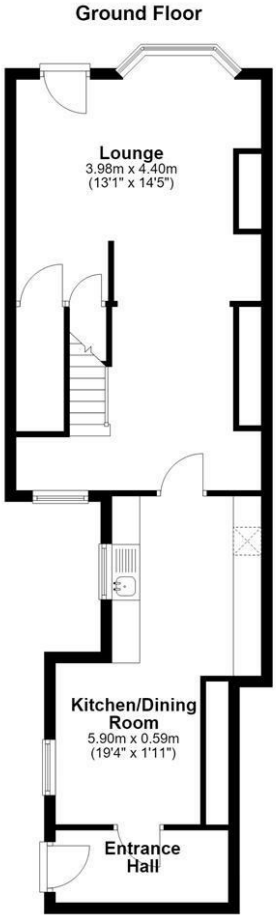
BROADBAND
The property broadband speed is excellent with Fibre broadband available on the street

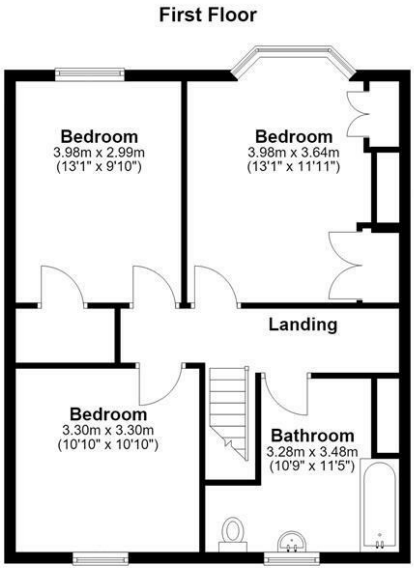


Local Authority Doncaster
Council Tax Band A
EPC Rating D









Churchills Sales Office

16 High Street, Mexborough, South Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

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.