

Churchills



Derwent Terrace

Mexborough S64 9JT

- TWO BEDROOM
- FEATURE MEDIA WALL
- CONSERVATORY
- ENCLOSED GARDENS
- SEMI DETACHED HOUSE
- MODERN THROUGHOUT
- OFF ROAD PARKING
- EPC RATING TBC

Offers In The Region Of £140,000 Freehold





Situated on Derwent Terrace, Mexborough, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, one with Media wall, this property provides ample space for both relaxation and entertaining guests. The inviting living areas are filled with natural light, creating a warm and welcoming atmosphere.

The house features two well-proportioned bedrooms, ideal for a small family or professionals seeking a peaceful retreat. Each bedroom offers a comfortable space to unwind after a long day, ensuring restful nights and rejuvenating mornings. The property also includes a modern bathroom, designed with functionality in mind, catering to all your daily needs.

This property is an excellent opportunity for first-time buyers or those looking to downsize without compromising on quality. With its appealing features and prime location, this semi-detached house in Mexborough is sure to attract interest. Do not miss the chance to make this charming residence your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing. Double panelled central heating radiator.

LOUNGE

14'4" * 11'0"

uPVC double glazed window to front elevation. Full Media wall with acoustic panelling with LED downlights above. Space and wiring for wall mounted TV and a media wall electric fire with realistic flame effects and lighting. Laminate wood effect flooring. Double panelled central heating radiator.

KITCHEN

16'4" * 7'6"

uPVC double glazed windows to rear and side elevations. Range of modern wall and base units with roll edged works surfaces. Built in cooking facilities comprising of electric oven and ceramic hob with chimney type extractor over. Space and plumbing for an automatic washing machine. Single drainer stainless steel sink unit with mixer tap. Breakfast bar with seating for two. Storage cupboard off with space for fridge/freezer. Tiles to splash back areas. uPVC double glazed and panelled doorway to side elevation and further uPVC double glazed and panelled doorway leading into:

CONSERVATORY

12'8" * 8'3"

uPVC double glazed windows to side elevation. Laminate wood effect flooring. Wiring for a wall mounted TV. Double panelled central heating radiator. uPVC double glazed French doors to rear garden. Pitched roof and plastered ceiling with LED downlights.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance hallway.

BEDROOM ONE

11'11" * 10'11"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Storage cupboard off housing combination boiler.

BEDROOM TWO

11'2" * 7'10"

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

BATHROOM

7'8" * 7'2"

uPVC double glazed window to side elevation. Suite in white comprising of twin hand wash basins with storage beneath, low flush WC and separate double shower cubicle with direct feed rain shower over. Heated towel rail. Ceramic tiles to walls and floor. LED downlights to ceiling. Extractor fan.

OUTSIDE AND GARDENS

To the front is a fenced garden with off road parking for one car. To the rear is a good size Fenced garden, mostly grass with path leading a shed and greenhouse.

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

Broadband is excellent with full fibre available.



Local Authority Doncaster MBC
Council Tax Band A
EPC Rating



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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.