



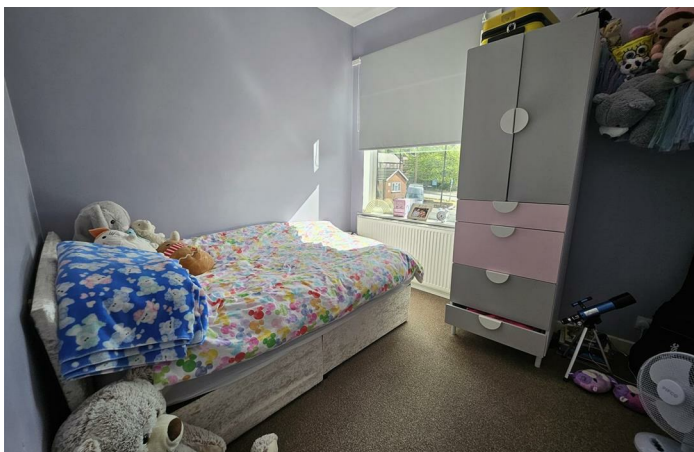
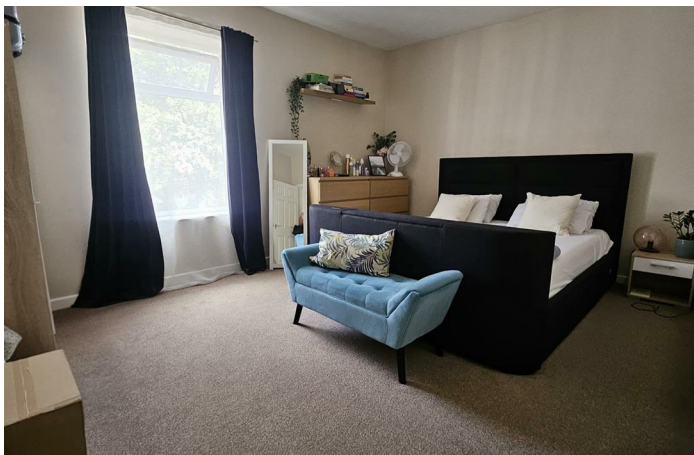
Dodsworth Street

Mexborough S64 9NA

- SEMI-DETACHED PROPERTY
 - SPACIOUS LIVING
 - OPEN PLAN KITCHEN
 - ENCLOSED GARDEM
- LARGER THAN AVERAGE
- TWO RECEPTION ROOMS
- GAS & ELECTRIC CERTIFICATES
 - EPC RATING E

Offers In The Region Of £120,000 Freehold





Situated on Dodsworth Street in Mexborough, South Yorkshire, this delightful semi-detached house presents an excellent opportunity for families, investors and first-time buyers alike. With two well-proportioned bedrooms and Attic Bedroom this property offers ample space for comfortable living.

The house features two inviting reception rooms, an open plan spacious kitchen and well presented bathroom, perfect for moving straight in and enjoying the home comforts. The layout is designed to maximise both space and functionality, ensuring that every corner of the home is utilised effectively.

This semi-detached house on Dodsworth Street is not just a place to live; it is a place to create lasting memories. With its appealing features and prime location being close to local amenities, schools, and parks., it is a wonderful opportunity for those looking to settle in a welcoming area of South Yorkshire. Do not miss the chance to make this house your home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens onto:

LOUNGE

15'8" * 11'10"

uPVC double glazed window to front elevation, double panelled central heating radiator, tv aerial socket.

DINING ROOM

15'8" * 15'5"

uPVC double glazed windows to side and rear elevations, stairs to first floor landing with handrail spindles and newel posts. Two double panelled central heating radiators, doorway to large under stairs cupboard, through to:

KITCHEN

12'4" * 10'2"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces with stainless steel sink unit, built in cooking facilities comprising electric oven, hob and chimney extractor hood over. Space and plumbing for automatic washing machine, space for fridge, double panelled central heating radiator. Combination boiler. uPVC double glazed and panelled doorway to rear garden area

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from dining room. Single panelled central heating radiator, doorway to stairs leading to attic bedroom.

BEDROOM ONE

19'9" * 11'10"

uPVC double glazed window to front elevation, double panelled central heating radiator, tv aerial socket.

BEDROOM TWO

9'6" * 8'7"

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

BATHROOM

uPVC double glazed window to rear elevation, suite in white comprising bath with shower plumbing over. Hand wash pedestal basin and low flush WC, single panelled central heating radiator. Three quarter tiling to bath and shower area, extractor fan.

ATTIC BEDROOM

15'5" * 10'7"

uPVC double glazed window to side elevation, two single panelled central heating radiators, tv aerial socket.

EXTERIOR AND GARDEN

To the side of the property is a gate giving access to the rear which is enclosed by fencing and has a decked area to one corner.

VIEWING

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT NOTICE

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 A
EPC Rating E



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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.