

**Churchills**



## **Park Road**

Mexborough S64 9PH

- FOUR BEDROOMS
- IN NEED OF MODERNISATION
- GARAGE BUILDING TO REAR
- OFF ROAD PARKING
- SEMI DETACHED HOUSE
- uPVC DOUBLE GLAZING
- LARGE 75 TO 100 METRE GARDEN
- EPC RATING D

**Offers In The Region Of £225,000 Freehold**





Situated on Park Road in Mexborough, this delightful semi-detached house in need of modernization, offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by three inviting reception rooms, each providing a versatile space that can be tailored to your needs. Whether you envision a cosy lounge for family gatherings, a formal dining area for entertaining guests, or a quiet study for work or leisure, these rooms offer the flexibility to create your perfect environment.

The property features a well-appointed bathroom, ensuring convenience for all residents. The layout of the house promotes a sense of openness and flow, making it a welcoming space for both family life and entertaining.

For those with vehicles, the property includes off road parking to the rear, adding to the convenience of this lovely home. The location on Park Road is not only picturesque but also offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

In summary, this semi-detached house on Park Road is a wonderful opportunity for anyone looking to settle in Mexborough. With its spacious reception areas, four bedrooms, and practical parking, it is a property that truly deserves your attention. Don't miss the chance to make this charming house your new home.



#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

#### **ENTRANCE PORCH**

Laminate wood effect flooring. Half tiling to walls. Timber framed doorway to:

#### **ENTRANCE HALLWAY**

Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator. Wall light point. Doorway to cellar.

#### **LOUNGE**

15'8" into bay \* 13'5"

uPVC double glazed bay window to front elevation. Surround housing a modern electric fire with marble back and hearth. Double panelled central heating radiator.

#### **DINING ROOM**

13'3" \* 12'5"

uPVC double glazed window to rear elevation. Wall mounted gas fire. Single panelled central heating radiator.



## **KITCHEN**

11'11" \* 11'10"

uPVC double glazed window to side elevation. Range of walls and base units with roll edged work surfaces. Space for slot in cooker. Space and plumbing for an automatic washing machine and dryer. Space for two further appliances. Single drainer stainless steel sink unit with mixer tap. Tiles to splash back areas. Single panelled central heating radiator.

## **FIRST FLOOR ACCOMMODATION**

### **LANDING**

Stairs from entrance hallway with handrail, spindles and newel posts. Two single panelled central heating radiator.

### **BEDROOM ONE**

13'3" \* 12'4"

uPVC double glazed window to front elevation.

### **BEDROOM TWO**

13'3" \* 11'9"

uPVC double glazed window to rear elevation.

### **BEDROOM THREE**

11'9" \* 11'6"

uPVC double glazed window to side elevation.

### **BEDROOM FOUR**

10'0" \* 6'8"

uPVC double glazed window to front elevation.

### **BATHROOM**

8'6" \* 7'9"

### **OUTHOUSE**

11'11" \* 7'5"

Window to rear elevation. Cast iron fireplace.

### **WC**

High flush WC.

### **OUTSIDE AND GARDENS**

Large garden approximately 75 to 100 metres long. Fenced and mostly grass and shrubs. Two wooden garage buildings to rear with access from Park Avenue. Further storage building next to WC.



## VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto: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 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  
Council Tax Band  
EPC Rating D



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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.