

Churchills



Victoria Road , Mexborough S64 9BX

- TWO BEDROOM
- uPVC DOUBEL GLAZED
- MODERN THROUGHOUT
- ENERGY RATING TBC
- REFURBISHED
- COMBINATION BOLIER
- REAR YARD AREA

Offers In The Region Of £95,000 Freehold





Location

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

12'0" * 11'7"

uPVC double glazed window to front elevation. Laminate wood effect flooring. TV aerial socket. Single panelled central heating radiator.

INNER LOBBY

Stairs to first floor landing.

KITCHEN/DINER

12'1" * 11'6"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Single drainer stainless steel sink unit with mixer tap. Space and plumbing for an automatic washing machine. Tile to splash back areas. Single panelled central heating radiator. Doorway to cellar. Wall mounted combination boiler. uPVC double glazed doorway to rear elevation.

REAR ENTRANCE PORCH

9'4" * 3'10"

uPVC double glazed windows to side and rear elevations. Single panelled central heating radiator. uPVC double glazed doorway to rear yard area.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from inner lobby.

BEDROOM ONE

12'0" * 11'8"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

BEDROOM TWO

12'1" * 5'8"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Storage cupboard off.

BATHROOM

8'10" * 5'7"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower over, hand wash pedestal basin, low flush WC. Fully tiled to shower and splash back areas. Heated towel rail, extractor fan.

OUTSIDE AND GARDENS

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.

BROADBAND

The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.



Local Authority Doncaster MBC
Council Tax Band A
EPC Rating

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