

Herbert Street

Mexborough S64 0JZ

- TWO DOUBLE BEDROOM
- DINING KITCHEN
- ENCLOSED REAR GARDEN
- GOOD CONDITION THROUGHOUT
- MID TERRACE HOUSE
- uPVC DOUBLE GLAZED
- COMBINATION BOILER
- EPC RATING D

Offers In The Region Of £87,500 Freehold













Situated on Herbert Street, Mexborough, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. With two spacious bedrooms, there is ample room for a small family or for those wishing to have a guest room or home office.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for families or individuals looking for a community-oriented environment. The terraced design adds to the character of the property, providing a quaint and homely feel.

This property is a wonderful opportunity for first-time buyers, investors or those looking to downsize, offering a blend of comfort and convenience in a desirable location. Don't miss the chance to make this charming house your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

11'10" * 11'10"
uPVC double glazed window to front elevation. Lamianate wood effect flooring. Single panelled central heating radiator.

INNER LOBBY

Stairs to first floor landing. Laminate wood effect flooring.

KITCHEN

11'9" * 10'1"
uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Space and plumbing for an automatic washing machine. Ceramic tiles to floor. Single drainer sink unit with mixer tap. uPVC cladding to splash back areas. Single panelled central heating radiator. Storage cupboard off with doorway to cellar.

REAR ENTRANCE LOBBY

uPVC double glazed and panelled doorway to side elevation. Ceramic tiles to floor.

BATHROOM

8'0" * 7'1"
uPVC double glazed window to rear elevation. Suite in white comprising of bath with shower tap attachment, low flush WC and hand wash pedestal basin. Ceramic tiles to floor and walls. Single panelled central heating radiator. Wall mounted combination boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from inner lobby

BEDROOM ONE
11'10" * 10'1"
Two uPVC double glazed window to front elevation. Laminate wood effect flooring. Two single panelled central heating radiator.

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

OUTSIDE AND GARDENS
To the rear is a private walled garden with paved patio area and rear pedestrian access gate.

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 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.