

Churchills



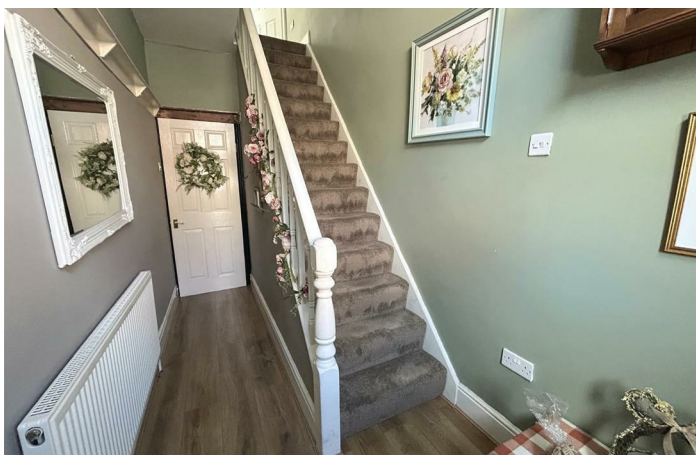
Lorna Road

Mexborough S64 9DB

- TWO BEDROOMS
- CONTEMPORARY KITCHEN
- MODERN BATHROOM
- GAS & ELECTRIC CERTIFICATES
- SPACIOUS LIVING
- DINING AREA
- ENCLOSED GARDEN
- EPC RATING TBC

Offers In The Region Of £100,000





Situated on Lorna Road is this delightful terraced house offering a perfect blend of modern living and comfort. The cosy lounge provides a warm and inviting space to unwind, and the contemporary kitchen, adorned with stylish navy units and integrated appliances, is such a fabulous room, adjoining to the dining area to create a seamless flow for family meals and gatherings.

This home features two spacious bedrooms, providing ample room and the four-piece bathroom suite is designed for both functionality and space, ensuring a refreshing start to your day. Outside, the enclosed garden offers a private retreat, perfect for enjoying the fresh air.

Having also the benefit of current gas and electrical certificates, this property with its modern amenities and inviting atmosphere, is a wonderful opportunity for those seeking a comfortable and stylish home in Mexborough.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to the first floor, handrail and spindles. Single panelled central heating radiator.

KITCHEN & DINING ROOM

13'3" x 14'8"

uPVC double glazed window and doorway to the rear elevation. A contemporary navy blue fitted kitchen with marble effect worktops, composite sink and mixer tap. Feature cooking splash back and white tiling, aga style slot in cooker with gas hob and electric ovens, chimney style extractor over. Integrated appliances including fridge and freezer units, dishwasher and washer/dryer. Combination boiler fitted within cupboard space, single panelled central heating radiator. Ample space for a dining table.

LOUNGE

8'9" x 13'1"

uPVC double glazed window to the front elevation. Central focal point of fire and surround with alcoves to either side. Single panelled central heating radiator. Open plan through to:

FIRST FLOOR ACCOMMODATION

LANDING AREA

Stairs from hallway with spindles and newel posts. Access to the loft space.

BEDROOM ONE

11'5" x 13'1"

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

BEDROOM TWO

7'10" x 13'4"

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

BATHROOM

uPVC double glazed window to the rear elevation. Suite in white comprising of separate corner shower cubicle with direct feed shower, bath with mixer tap and shower wand, hand wash pedestal basin and low flush WC. Fully tiled to all walls, uPVC panelled ceiling with downlights,. Heated towel radiator.

EXTERIOR & GARDEN

The rear garden area is enclosed and benefits from having an outbuilding with WC and storage. Paved patio area and an arrangements of shrubs and tree.

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

The property broadband speed is excellent with fibre broadband available.



Local Authority DONCASTER
Council Tax Band A
EPC Rating C

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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.