

# Churchills



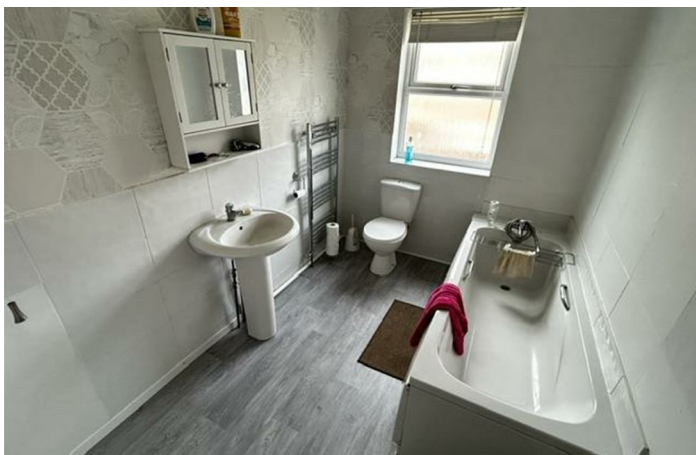
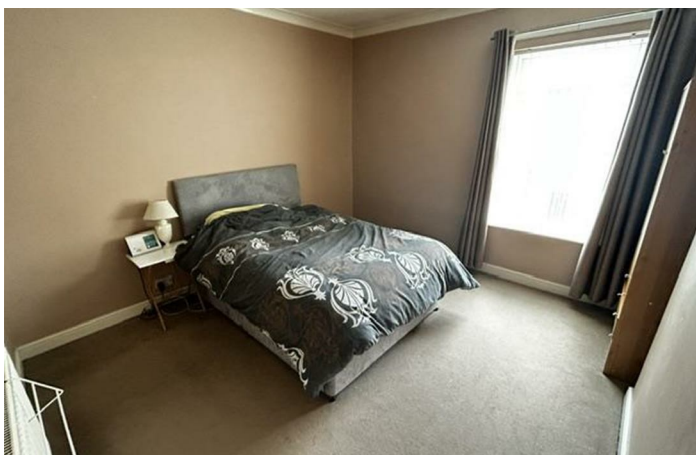
## Dodsworth Street

Mexborough S64 9NA

- TWO BEDROOM
- TWO RECEPTION ROOMS
- WELL PRESENTED
- REAR GARDEN
- TERRACE HOUSE
- OPEN PLAN KITCHEN
- COMBINATION BOILER
- EPC RATING D

**Offers Around £72,500 Freehold**





Situated in Mexborough, this delightful terraced house on Dodsworth Street offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a warm and welcoming atmosphere throughout.

The house features two well-proportioned bedrooms, ideal for a small family or professionals seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The terraced design not only adds character to the home but also enhances the sense of belonging in this vibrant area.

Whether you are looking to invest in your first home or seeking a comfortable rental, this property on Dodsworth Street is a wonderful opportunity. With its charming features and prime location, it is sure to attract interest from a variety of buyers and renters alike. Do not miss the chance to make this lovely house your new home.

#### **FIRST FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

#### **LOUNGE**

12'1" \* 12'0"

uPVC double glazed window to front elevation. Double panelled central heating radiator. TV aerial socket.

#### **INNER LOBBY**

Stairs to first floor landing.

#### **DINING/KITCHEN**

21'8" reducing to 9'10", 21'3" \* 12'0" reducing to 11'8". uPVC double glazed windows to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob with extractor over. Space for two appliances. Space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. Wall mounted combination boiler. Doorway to cellar. Ceramic tiles to floor and splash back areas. uPVC double glazed and panelled doorway to rear garden.

#### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Stairs from inner lobby. Storage cupboard off. Single panelled central heating radiator.

#### **BEDROOM ONE**

12'2" \* 12'1"

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

## **BEDROOM TWO**

8'11" \* 8'11"

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

## **BATHROOM**

9'1" \* 6'7"

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. Heated towel rail. Laminate wood effect flooring. Fully tiled to bath and splash back areas.

## **OUTSIDE AND GARDENS**

### **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

### **ELECTRICITY AND HEATING SUPPLIER**

Electricity is supplied by

Heating is gas and supplied by

### **MOBILE COVERAGE**

Current mobile coverage for indoors 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 D**

**Churchills Sales Office**

16 High Street, Mexborough, South  
Yorkshire, S64 9AS

**Contact**

01709 582880  
[Info@churchillsestateagents.com](mailto:Info@churchillsestateagents.com)  
[www.churchillsestateagents.com](http://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.