

**Churchills**



## **Park Road**

Mexborough S64 9PE

- FOUR BEDROOM
- ATTIC BEDROOM
  - EN SUITE
- EPC RATING TBC
- END TERRACE HOUSE
  - UTILITY ROOM
- MODERN THROUGHOUT

**Offers In The Region Of £195,000 Freehold**





Situated on Park Road in Mexborough, this delightful mid terrace offers a perfect blend of comfort and style. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The layout is thoughtfully designed, featuring three inviting reception rooms that provide ample space for relaxation and entertainment.

The two well-appointed bathrooms ensure convenience for all residents, making morning routines and evening unwinding a breeze. The house is situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living.

This property presents a wonderful opportunity to create a warm and welcoming home in a sought-after area. With its generous living space and versatile rooms, it is sure to meet the needs of modern living. Don't miss the chance to make this charming house your own.



#### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

#### ENTRANCE LOBBY

Stairs to first floor landing.

#### LOUNGE

13'6" \* 13'5"

uPVC double glazed bay window to front elevation. Solid wood flooring. Single panelled central heating radiator. Gas fired log effect burner with tiled hearth.

#### DINING ROOM

13'5" \* 13'3"

uPVC double glazed window to rear elevation. Double panelled central heating radiator. Multi fuel burner with brick effect hearth. Two wall light points. Storage cupboard off.

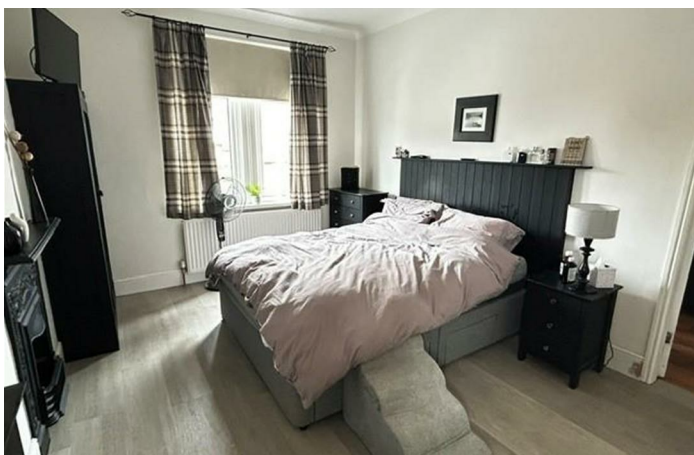
#### KITCHEN

11'8" \* 8'5"

uPVC double glazed window to side elevation. Range of wall and base units with square edged work surfaces. Built in cooking facilities comprising of electric oven and five burner gas hob. One and a half bowl single drainer sink unit with mixer tap. Space for fridge/ freezer. Double panelled central heating radiator. Tiles to splash back areas. LED downlights to ceiling. Storage cupboard off housing combination boiler. uPVC double glazed and panelled doorway to side elevation.

#### WC

Low flush WC.



## UTILITY AREA

6'6" \* 6'4"

uPVC double glazed window to rear and side elevations. Square edged work surfaces with space and plumbing for an automatic washing machine, dryer and fridge/freezer.

## FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double glazed window to side elevation. Stairs from inner lobby with handrail, spindles and newel posts across landing. Stairway to second floor attic bedroom. Storage cupboard off.

### BEDROOM ONE

13'5" \* 10'11"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Laminate wood effect flooring. Original cast iron fireplace.

### EN SUITE

13'5" \* 6'1"

uPVC double glazed window to front elevation. Suite in white comprising of free standing bath with shower tap attachment, low flush WC and hand wash basin with storage beneath, Laminate wood effect flooring. Single panelled central heating radiator.

### BEDROOM TWO

10'9" \* 9'9"

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

### BEDROOM THREE

8'4" \* 6'9"

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

### SHOWER ROOM

7'10" \* 5'0"

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash basin with storage beneath and separate shower cubicle with direct feed rain shower over. LED downlights to ceiling. Fully tiled to shower area and half wood panelling to rest. Solid wood flooring.

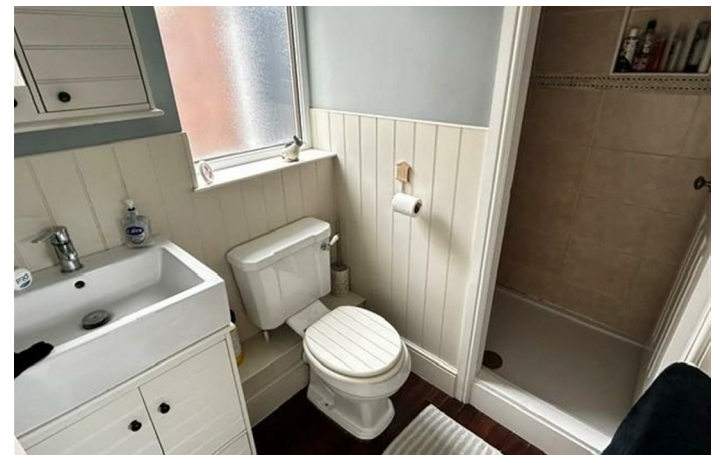
### ATTIC BEDROOM

19'8" \* 12'5"

Three uPVC double glazed Velux windows to roof elevation. Storage cupboard off and further storage to eaves. LED downlights to ceiling.

### OUTSIDE AND GARDENS

To the front is a small walled garden with path leading to front door. To the rear is a fenced and walled yard area with raised flower beds, patio area and shed.



## 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.

## BROADBAND

The property broadband speed is excellent with fibre broadband available.

## MOBILE COVERAGE

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





**Local Authority Doncaster**  
**Council Tax Band A**  
**EPC Rating**

**Churchills Sales Office**

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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.