

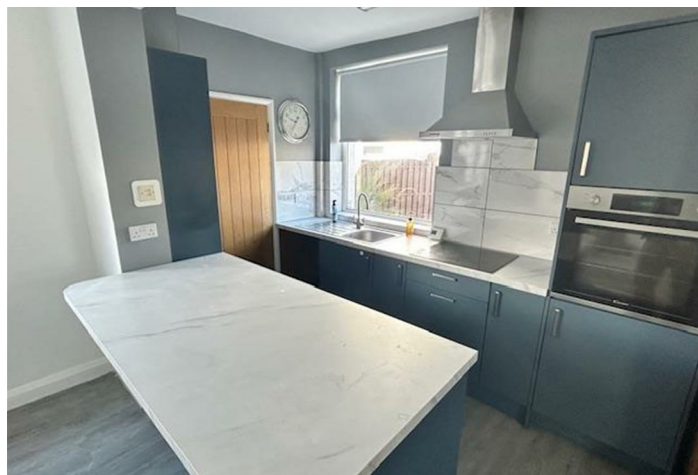
Churchills



Cowper Road Mexborough S64 0LH

- THREE BEDROOM
- uPVC DOUBLE GLAZED
- CORNER PLOT
- DOWNSTAIRS WC
- SEMI DETACHED HOUSE
- NEW KITCHEN AND BATHROOM
- OFF ROAD PARKING
- EPC RATING TBC

Offers In The Region Of £140,000 Freehold





Situated on Cowper Road in Mexborough, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike.

The property boasts an updated Kitchen and bathroom and also has three comfortable bedrooms, providing ample space for family members or guests. Each room offers a peaceful retreat, ideal for restful nights and rejuvenating mornings. The layout is thoughtfully designed to ensure privacy and comfort for all.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an ideal choice for families. The surrounding area offers a blend of urban convenience and suburban tranquillity, ensuring that you have everything you need within easy reach.

In summary, this semi-detached house on Cowper Road is a wonderful opportunity to create lasting memories in a lovely setting. With its generous living spaces, three bedrooms, and a prime location, this property is not to be missed. Come and see for yourself the potential that awaits in this charming home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator. Laminate wood effect flooring.

LOUNGE

12'7" into bay x 11'10"

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

KITCHEN

18'4" x 12'10"

uPVC double glazed windows to side and rear elevations. Range of modern wall and base units with square edged quartz effect work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob with chimney type extractor over. Single drainer sink unit with mixer tap. Integrated fridge and freezer units. Space and plumbing for an automatic washing machine. Tiles to splash back areas. Laminate wood effect flooring. Peninsular breakfast bar with seating for several people. Modern wall mounted flame effect electric fire. Vertical single panelled central heating radiator. Understairs storage cupboard. uPVC double glazed and panelled doorway to:

REAR ENTRANCE LOBBY

uPVC double glazed and panelled doorway to side elevation. Wall mounted combination boiler. Doorway to:

WC

uPVC double glazed window to side elevation. Single panelled central heating radiator. Low flush WC.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance hallway with handrail, spindles and newel posts. Loft access point.

BEDROOM ONE

13'0" x 11'2"

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

BEDROOM TWO

10'10" x 9'3"

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

BEDROOM THREE

8'5" x 7'5"

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

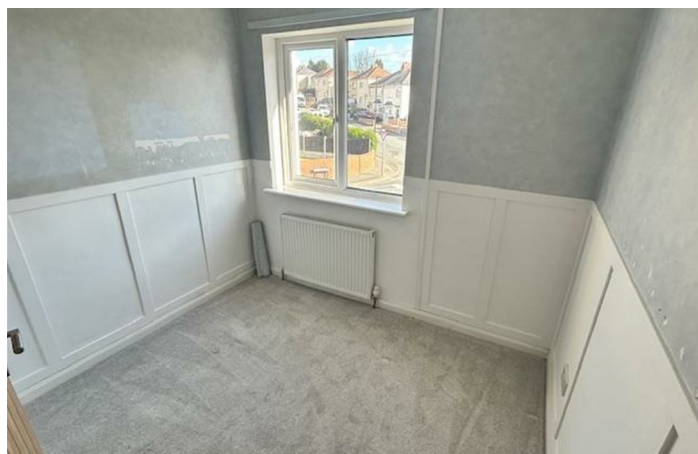
BATHROOM

7'5" x 6'4"

uPVC double glazed window to side elevation. Suite in white comprising of bath with direct feed shower over, hand wash pedestal basin with storage beneath and low flush WC. Heated towel rail. Fully tiled to floor and splash back areas. LED downlights to ceiling. Extractor fan.

OUTSIDE AND GARDENS

Corner plot with gardens to three sides. There is a drop kerb allowing ample parking for several vehicles. To the front is a good size fenced garden which is mostly grass with well stocked borders. To the rear is a small grassed garden.



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 in the area.

MOBILE COVERAGE

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





Local Authority
Council Tax Band
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.