

Hall Gate

Mexborough S64 0JY

- TWO DOUBLE BEDROOMS
- FULLY RENOVATED
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- STONE FRONTED TERRACE
- VERY WELL PRESENTED
- COMBINATION BOILER
- EPC RATING D

Offers In The Region Of £115,000 Freehold













Situated on Hall Gate, Mexborough, is this renovated and very well-presented stone fronted terraced house, offering a delightful blend of comfort and style. Upon entering, you are greeted by a tasteful entrance hallway that sets the tone for the rest of the home.

The property boasts two generously sized reception rooms, perfect for entertaining guests or enjoying quiet evenings. The layout of the house is both practical and inviting, making it an ideal choice for first-time buyers, those looking to downsize or an investor looking to add to their portfolio.

The two double bedrooms provide ample space for a growing family, alongside the well apportioned bathroom, finished to a good standard and in keeping with the character of the property.

Having been thoughtfully renovated, this home is ready for you to move in and make it your own. With its convenient location and appealing features, this is a wonderful opportunity not to be missed.

GROUND FLOOR ACCOMMODATION
Glazed composite doorway opens into:

ENTRANCE HALLWAY
Double panelled central heating radiator. Stairs to first floor landing. Victorian style floor tiling.

FIRST FLOOR ACCOMMODATION

LOUNGE
14'0" x 8'6"
Timber framed double glazed bay window to front elevation. Wall mounted gas fire with cream surround and hearth. Double panelled central heating radiator. Four double power points. Ceiling rose and chandelier.

DINING ROOM
13'0" x 11'11"
uPVC double glazed window to rear elevation. Electric fire with cream surround and hearth. Double panelled central heating radiator. Doorway to cellar.

KITCHEN
9'11" x 6'9"
uPVC double glazed window and uPVC doorway to rear elevation. Range of wall and base units with roll edged work surfaces,, built in cooking facilities comprising of induction hob and electric oven. Appliances remaining in the property are the automatic washing machine and built in fridge freezer.

LANDING
Stairs from entrance hallway. Wall light point.

BEDROOM ONE
12'0" x 12'0"
uPVC double glazed window to front elevation. Double panelled central heating radiator. 4 double power points, chandler light fitting. Storage cupboard with built in shelving.

BEDROOM TWO
13'1" x 12'0"
uPVC double glazed window to rear elevation. Double panelled central heating radiator. 3 double power points. Chandler light fitting.

BATHROOM
9'10" x 6'9"
uPVC double glazed window to rear elevation. Suite in white comprising of bath with mixer tap, electric shower over, glass shower screen, low flush WC and hand wash pedestal basin. Double panelled central heating radiator. Tiles to splashback areas around sink and shower. Wall mounted combination boiler in built in cupboard.

EXTERIOR AND GARDENS

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.

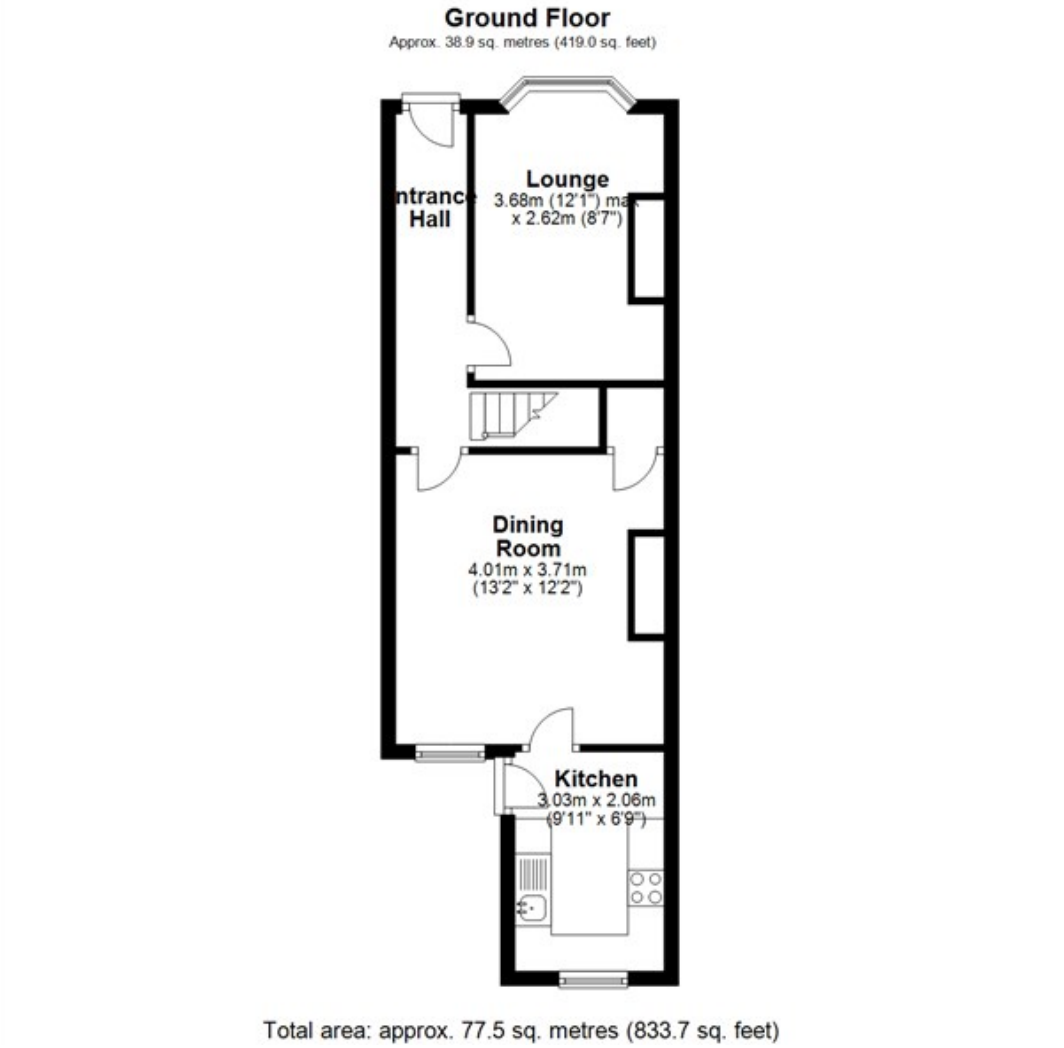
BROADBAND
The property broadband speed is excellent with fibre broadband available.

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



Local Authority Doncaster
Council Tax Band A
EPC Rating D





Total area: approx. 77.5 sq. metres (833.7 sq. feet)

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