

Cowper Road

Mexborough S64 0LH

- THREE BEDROOMS
- uPVC DOUBLE GLAZED
- OFF ROAD PARKING TO REAR
- GOOD SIZED GARDENS
- CORNER PLOT
- COMBINATION BOILER
- CONSERVATORY
- EPC RATING

Offers In The Region Of £140,000 Freehold













This delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The bright lounge welcomes you with its warm atmosphere. The heart of the home is undoubtedly the modern kitchen and dining area, and convenient French doors that lead to a conservatory. This additional space is perfect for enjoying the garden views or entertaining guests.

Set on a generous corner plot, the property features an enclosed garden, providing a safe and private outdoor area, patio and the side driveway offers off road parking adding to the convenience of this lovely home.

With its appealing layout and modern amenities, this property on Cowper Road is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. Don't miss the chance to make this charming house your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE LOBBY

Stairs to first floor landing. Single panelled central heating radiator.

LOUNGE

12'10" * 14'3"

uPVC double glazed bay window to front elevation. Single panelled central heating radiator. Surround housing a living flame coal effect fire with marble back and hearth. TV aerial socket.

KITCHEN

16'3" * 7'3"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with chimney type extractor over. Integrated fridge and freezer units. Space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. Tiles to splash back areas. Double panelled central heating radiator.

WC

Under stairs with two uPVC double glazed windows to side elevation. Single panelled central heating radiator. Wall mounted combination boiler.

CONSERVATORY

9'10" * 7'3"

uPVC double glazed window to side elevation. Single panelled central heating radiator. LED downlights to ceiling.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance hallway. Access to boarded loft.

BEDROOM ONE

11'0" * 10'0"

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

BEDROOM TWO
11'0" * 8'0"
uPVC double glazed window to rear elevation. Single panelled central heating radiator. TV aerial socket.

BEDROOM THREE
8'1" * 7'7"
uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BATHROOM
7'11" reducing to 5'5" * 5'10"
uPVC double glazed window to front elevation. Suite in white comprising of bath with direct feed shower over, hand wash pedestal basin and
low flush WC. Fully tiled to shower and splash back areas. Heated towel rail.

OUTSIDE AND GARDENS
To the front is a small garden with gate leading to front door. To the rear is a long good size garden mostly grass but with off road parking area to the rear.

IMPORTANT INFORMATION
MONEY LAUNDERING REGULATIONS.Intending purchasers will be asked to produce identification documentation at a later stage and w e 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 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 MBC
Council Tax Band A
EPC Rating





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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.