

**Churchills**



**Clayfield Avenue**  
Mexborough S64 0HY

- FOUR BEDROOMS
- ATTIC BEDROOM
- CONSERVATORY
- OPEN ASPECTS TO THE REAR
- SEMI DETACHED HOUSE
- MODERN INTERIOR
- GAMES ROOM
- EPC RATING C

**Offers In The Region Of £220,000 Freehold**





Welcome to this charming semi-detached house located on the desirable Clayfield Avenue in Mexborough. This delightful property offers a perfect blend of comfort and practicality, making it an ideal family home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a formal dining space. The natural light that floods through the windows creates a warm and inviting atmosphere throughout the home.

The property boasts four bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are perfect for families, guests, or even a home office, providing flexibility to meet your needs.

The bathroom is conveniently located and features essential amenities, ensuring that daily routines are both comfortable and efficient.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The semi-detached nature of the property offers a sense of privacy while still being part of a community.

In summary, this semi-detached house on Clayfield Avenue is a wonderful opportunity for those seeking a spacious and adaptable home in Mexborough. With its inviting reception rooms, four bedrooms, and convenient location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.



#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway with uPVC double glazed side windows opens into.

#### **ENTRANCE HALLWAY**

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

#### **LOUNGE/DINER**

20'8" \* 11'5"

uPVC double glazed window to front elevation. Double panelled central heating radiator. Wiring for wall mounted TV. uPVC double glazed patio door to conservatory.

#### **KITCHEN**

18'1" \* 7'7"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of double electric oven and induction hob with chimney type extractor over. Space and plumbing for an automatic washing machine and dishwasher. One and a half bowl single drainer sink unit with mixer tap. Space and plumbing for an American fridge/freezer. Single panelled central heating radiator.



## CONSERVATORY

12'4" \* 9'8"

uPVC double glazed windows to three elevations. Laminate wood effect flooring. Double panelled central heating radiator. uPVC double glazed doorway to rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double glazed window to side elevation. Stairs from entrance hallway. Further stairway to attic bedroom.

### BEDROOM ONE

10'0" \* 9'6" to wardrobes

uPVC double glazed window to rear elevation. Range of fitted wardrobes to one wall. Laminate wood effect flooring. Double panelled central heating radiator.

### BEDROOM TWO

11'4" \* 10'4"

uPVC double glazed window to front elevation. Range of fitted wardrobes and shelving to one wall. Double panelled central heating radiator.

### BEDROOM THREE

7'9" \* 6'6"

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

### BATHROOM

8'2" \* 7'5"

uPVC double glazed window side and rear elevation. Suite in white comprising of Jacuzzi bath with direct feed rain shower over, low flush WC and hand wash pedestal basin with storage beneath. Further fitted storage cupboard. Fully tiled to all walls and uPVC cladding to ceiling. Heated towel rail.

### ATTIC BEDROOM

16'6" \* 11'7"

uPVC double glazed window side elevation and double glazed Velux window to roof elevation. Storage to eaves and single panelled central heating radiator.

### GAMES ROOM

18'10" \* 12'5"

Light and power supplied. Loft storage space. LED lighting to ceiling.

### GARAGE & DOWNSTAIRS WC

27'3" \* 8'0"

Light and power supplied. Up and over door. WC off with low flush WC, hand wash basin and extractor fan. Rear pedestrian access door.

### OUTSIDE AND GARDENS

To the front is a block paved drive way with off road parking for several cars leading to garage. To the rear is a good size fenced garden mostly grass with paved patio area. Paved pathway to games room and rear access to garage and storage 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.

### MOBILE COVERAGE

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

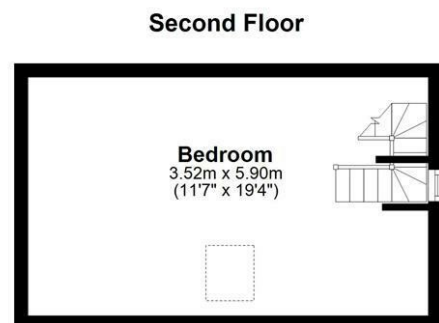
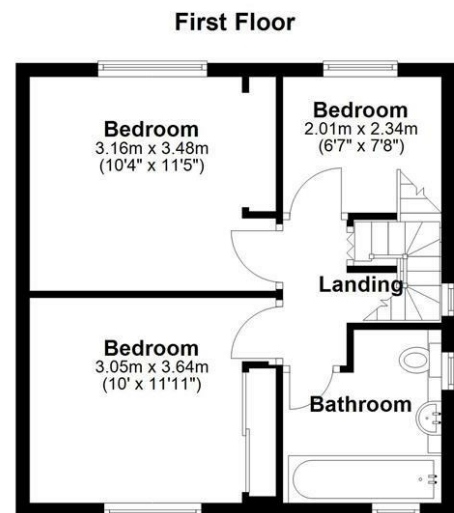
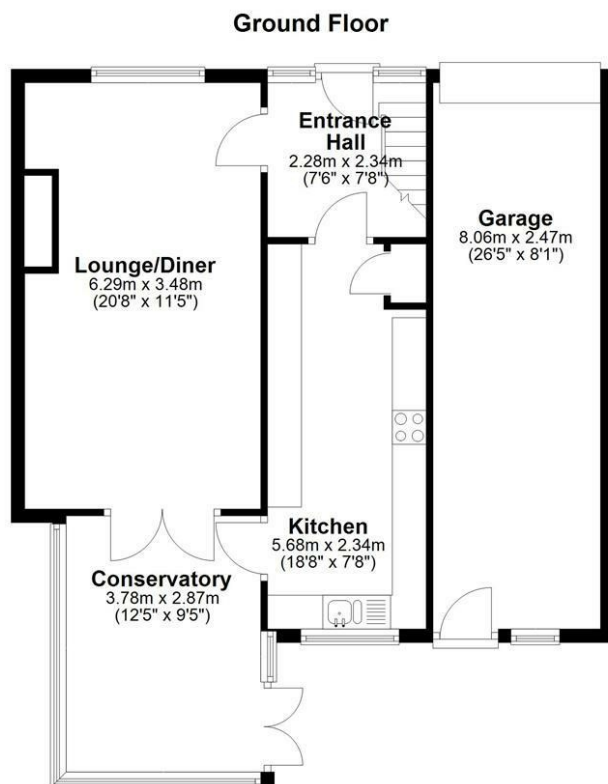
### BROADBAND

The property broadband speed is excellent with fibre broadband available.





Local Authority Doncaster MBC  
Council Tax Band B  
EPC Rating C



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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.