merryweathers
Est. 1832

15 Manvers Road, Mexborough, S64 9EU

Asking Price £100,000

This two-bedroom terraced house is for sale in Mexborough and offers a practical layout suited to a range of buyers. The accommodation includes two reception rooms with off shot kitchen, providing a clear and straightforward arrangement over the main living areas.

Manvers Road is well placed for access to Mexborough town centre, where you will find a selection of shops, supermarkets, cafés and everyday amenities. Mexborough High Street offers a variety of local and national retailers, along with services such as pharmacies and banks.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Mexborough

Mexborough is a town in the Metropolitan Borough of Doncaster in South Yorkshire, England. It lies on the estuary of the River Dearne, on the A6023 road, between Manvers and Denaby Main. Mexborough is located at the north eastern end of a dyke known as the Roman Ridge that is thought to have been constructed by the Brigantian tribes in the 1st century AD.

Material Information

Council Tax Band - A
Tenure - Freehold
Property Type - Terraced
Construction Type - Brick built
Heating Type - Gas central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - Mains Gas
Electricity Supply - Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type - On Road
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Lounge

With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Dining Room

With access to the kitchen, rear facing upvc window central heating radiator and the focal point of the room being the decorative fireplace. With access to the cellar area.

Kitchen

Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and side facing entrance door.

Master Bedroom

Large principle bedroom with upvc glazing and central heating radiator

Bedroom

Large double bedroom with access to the bathroom facilities.

Separate WC

With low flush WC and opaque window

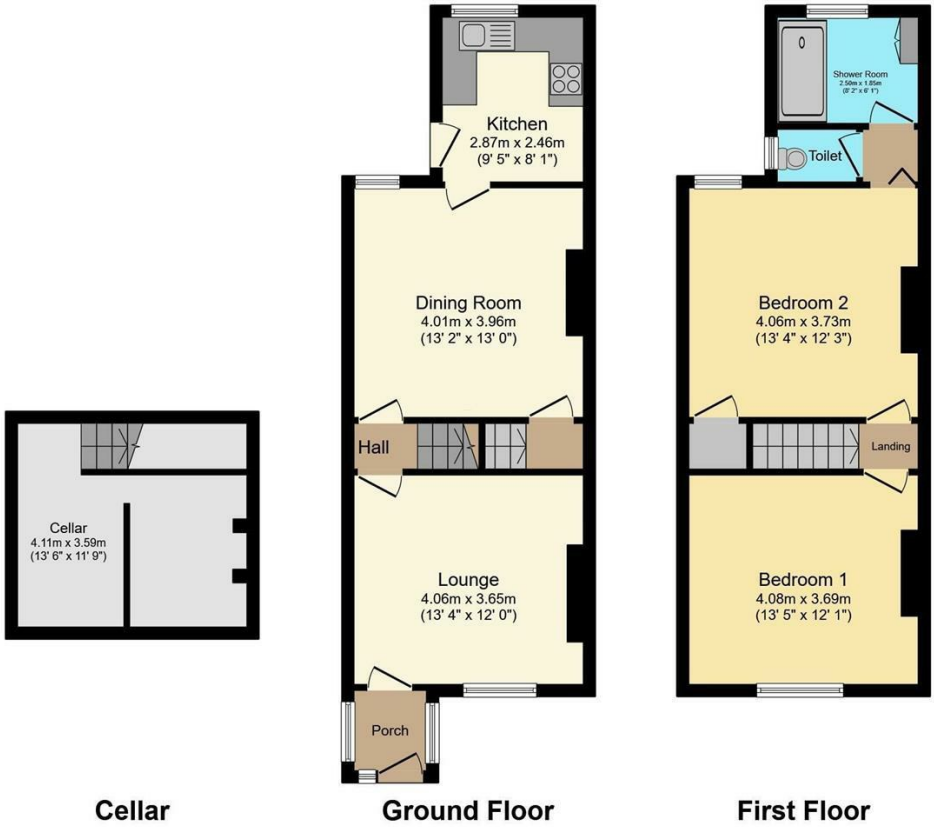
Shower Room

With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and opaque glazing.

External

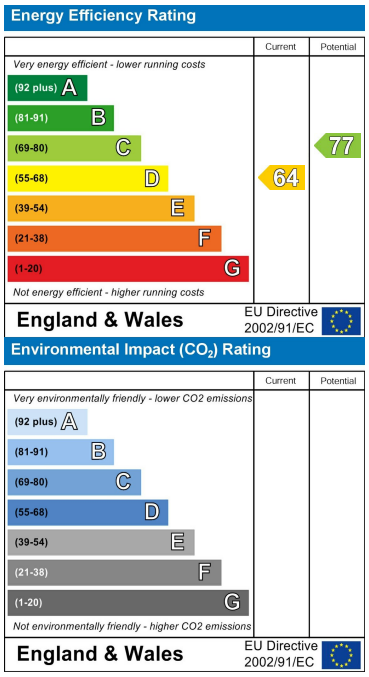
To the font of the property is on road parking via Manvers Road, whilst to the rear is a well stocked garden which is mainly laid to lawn with patio area.

Floor Plan



Area Map

Energy Efficiency Graph



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The Property Ombudsman

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