

The logo for Churchills, featuring the word "Churchills" in a stylized, red, outlined font with a white drop shadow, set against a blue background.

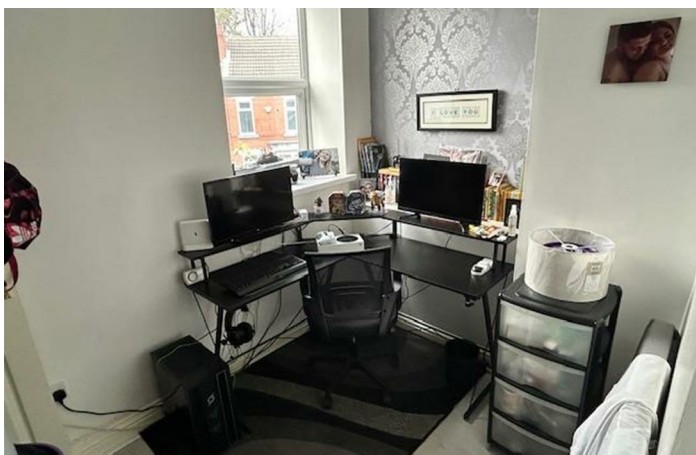
Albert Road

Mexborough S64 9BT

- INVESTMENT PROPERTY
- RENTAL INCOME £6180
- TWO BEDROOMS
- GAS & ELECTRIC CERTIFICATES
- LONG TERM TENANTS
- STONE FRONTED TERRACE
- LOUNGE & DINING KITCHEN
- EPC RATING D

Asking Price £77,500 Freehold





****INVESTMENT OPPORTUNITY - TENANTED PROPERTY****

Welcome to this charming stone-fronted terrace property located on Albert Road in Mexborough. This delightful house boasts two bedrooms, lounge, dining kitchen and bathroom and is situated in a prime location, with easy access to local amenities and transport links.

Currently a tenanted property with long term tenants, this house presents a fantastic investment opportunity with a rental income of £6180.

Don't miss out on the chance to own a piece of this vibrant neighbourhood. Contact us today to arrange a viewing and experience the warmth and charm this property has to offer.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

12'10" * 13'4"

uPVC double glazed window to front elevation. Surround housing a modern electric fire with tiled hearth. Single panelled central heating radiator.

KITCHEN

11'8" * 9'8"

uPVC double glazed window to front elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and hob. Space and plumbing for an automatic washing machine. Space for fridge/freezer. Single drainer sink unit with mixer tap. Doorway to cellar. Stairs to first floor landing. uPVC double glazed and panelled doorway to rear yard.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from kitchen.

BEDROOM ONE

12'11" * 13'3"

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

BEDROOM TWO

6'6" * 9'7"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator. Storage cupboard off housing combination boiler.

BATHROOM

6'9" * 4'10"

Suite in White comprising of bath with direct feed shower, hand wash pedestal basin and low flush WC. Heated towel rail. uPVC cladding to splash back areas.

OUTSIDE AND GARDENS

To the rear is a small paved yard area with gate access to rear.

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.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier
Heating is gas and supplied by Mains Supplier

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Yorkshire Water

BROADBAND

The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

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

Local Authority Doncaster
Council Tax Band A
EPC Rating D

Churchills Sales Office

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Contact

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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.