



## West View Road , Mexborough S64 9BE

- THREE / FOUR BEDROOMS
  - MODERN KITCHEN
  - GROUND FLOOR WC
  - OFF ROAD PARKING
- MID TOWN HOUSE
  - DINING & LOUNGE
  - BATHROOM & ENSUITE
    - EPC RATING C

**Offers In The Region Of £170,000 Freehold**





Situated on West View Road in Mexborough, this delightful townhouse presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three spacious bedrooms, there is ample room for everyone to find their own sanctuary. The layout is thoughtfully designed to maximise comfort and functionality, making it an ideal home for those seeking both space and convenience. The bathroom is well-appointed, catering to the needs of modern living.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it a perfect choice for families. Don't miss the chance to make this lovely house your new home.

#### **GROUND FLOOR ACCOMMODATION**

Composite double glazed and panelled doorway opens into:

#### **ENTRANCE HALLWAY**

Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator. Understairs storage.

#### **WC**

Suite in white comprising of low flush WC and hand wash pedestal basin. Single panelled central heating radiator. Tiles to splash back areas. Extractor fan.

#### **BEDROOM THREE**

14'3" \* 7'9"

(Original garage converted) uPVC double glazed window to front elevation. Laminate wood effect flooring. Single panelled central heating radiator. Storage cupboard off.

#### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

uPVC double glazed window to front elevation. Stairs from entrance hallway with handrail, spindles and newel posts. Double panelled central heating radiator. Stairs to second floor landing.

#### **LOUNGE**

14'6" \* 9'11" increasing to 12'4"

uPVC double glazed window to rear elevation. Double panelled central heating radiator. uPVC double glazed patio door with uPVC double glazed window to side opening into garden.

#### **KITCHEN/DINER**

17'9" \* 7'9"

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 gas hob with extractor over. Space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. Tiles to splash back areas. Space for fridge/freezer. Wall mounted combination boiler to on wall unit.

#### **SECOND FLOOR ACCOMMODATION**

### LANDING

Stairs from first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator.

### BEDROOM ONE

12'2" \* 11'2"

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

### ENSUITE

uPVC double glazed window to front elevation. Suite in white comprising of low flush WC, hand wash pedestal basin and separate shower cubicle with direct feed shower over. single panelled central heating radiator. Extractor fan.

### BEDROOM TWO

9'10" \* 7'9"

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

### BEDROOM FOUR

6'5" \* 6'5"

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

### BATHROOM

6'9" \* 5'6"

Suite in white comprising of bath with direct feed shower over, hand wash pedestal basin with storage beneath and low flush WC. Heated towel rail. uPVC cladding to walls and ceiling. Extractor fan.

### OUTSIDE AND GARDENS

To the front of the property are two parking spaces leading to front door. To the rear is a good size fenced garden with paved patio area and artificial grass.



## 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 is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

## BROADBAND

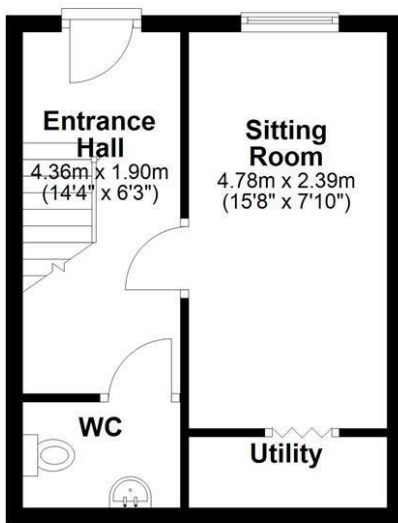
The property broadband speed is excellent with fibre broadband available.



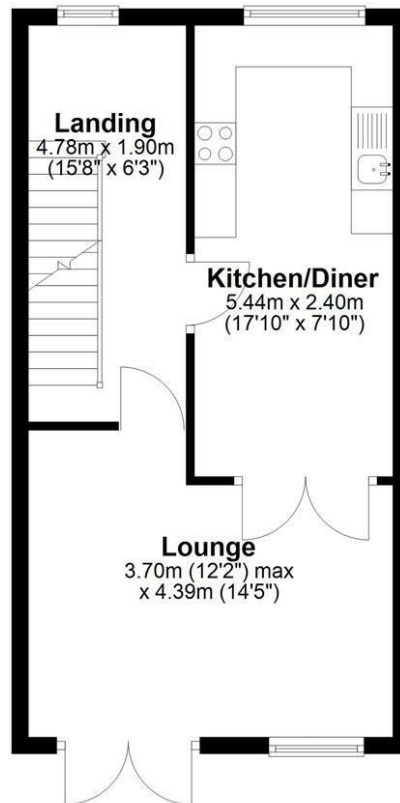


Local Authority Doncaster MBC  
Council Tax Band B  
EPC Rating C

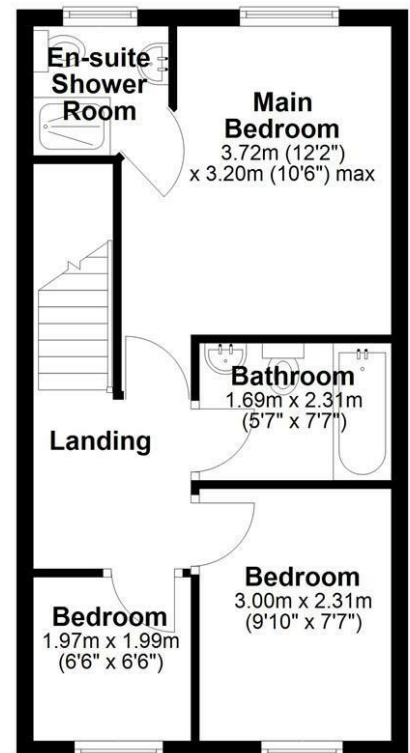
**Ground Floor**



**First Floor**



**Second Floor**



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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.