

Churchills



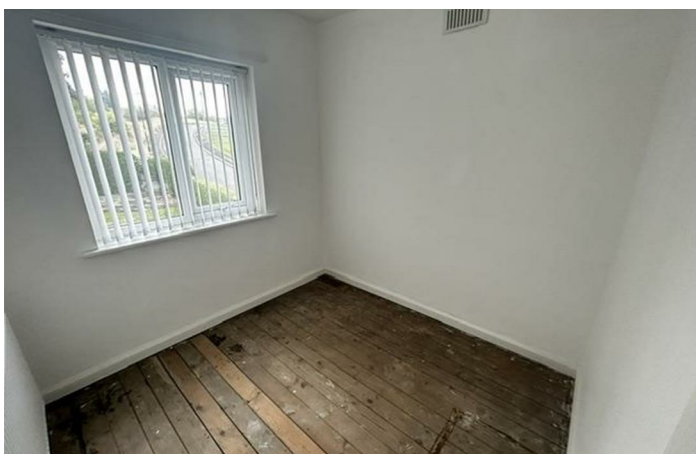
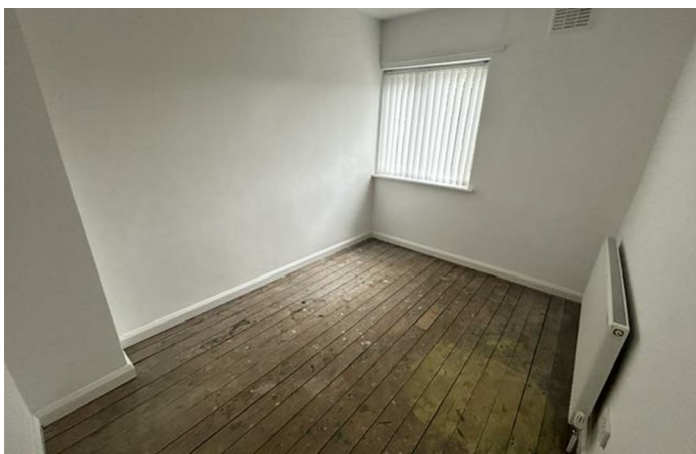
Cowper Road

Mexborough S64 0LR

- THREE BEDROOM
- uPVC DOUBLE GLAZED
- COMBINATION BOILER
- OFF ROAD PARKING TO REAR
- SEMI DETACHED HOUSE
- MODERN THROUGHOUT
- LARGE REAR GARDEN
- EPC RATING D

Offers In The Region Of £135,000 Freehold





Situated on Cowper Road in Mexborough, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying cosy evenings with loved ones.

With three well-proportioned bedrooms, there is ample space for rest and relaxation, making it an ideal home for those seeking comfort and convenience. The single bathroom is thoughtfully designed to cater to the needs of a busy household. The property also has off road parking to the rear.

The location of this property is particularly appealing, offering a friendly community atmosphere while being conveniently close to local amenities, schools, and transport links. This home is not just a place to live; it is a place to create lasting memories.

Whether you are looking to settle down or invest in a promising property, this semi-detached house on Cowper Road is certainly worth considering. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE LOBBY

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

LOUNGE

14'3" * 13'0"

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

KITCHEN

16'3" * 7'6"

uPVC double glazed windows to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob with chimney type extractor over. Space and plumbing for an automatic washing machine and two further appliances. Single drainer sink unit with mixer tap. Single panelled central heating radiator. Tiles to splash back areas. uPVC double glazed and panelled doorway to side elevation.

WC

uPVC double glazed window to side elevation. Suite in white comprising low flush WC. Single panelled central heating radiator. Wall mounted combination boiler.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance lobby. Loft access point.

BEDROOM ONE

11'1" * 10'0"

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

BEDROOM TWO

10'11" * 8'2"

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

BEDROOM THREE

8'0" * 7'10"

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

BATHROOM

7'11" * 6'0"

uPVC double glazed window to front elevation. Suite in white comprising of bath with shower type extractor over, hand wash pedestal basin with storage beneath and low flush WC. Heated towel rail. Fully tiled to shower and splash back areas.

OUTSIDE AND GARDENS

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.

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 A
EPC Rating D



Churchills Sales Office

16 High Street, Mexborough, South
Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

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.