


# Church Street

Mexborough S64 0HE

- TWO BEDROOM
- DESIRABLE AREA
- uPVC DOUBLE GLAZED
- EPC RATING D
- END TOWN HOUSE
- CONSERVATORY
- COMBINATION BOILER

## Offers In The Region Of £130,000 Freehold













**Situated in the heart of Mexborough on Church Street, this charming terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas, making it perfect for family gatherings or quiet evenings in.**

**The house features two cosy bedrooms, providing a peaceful retreat for rest and relaxation. Each room is filled with natural light, creating a warm and welcoming atmosphere.**

**This property is ideally situated within a vibrant community, offering easy access to local amenities, schools, and transport links. Whether you are a first-time buyer, a small family, or looking to downsize, this town house on Church Street is a delightful option that combines comfort and convenience. Don't miss the chance to make this lovely house your new home.**

**GROUND FLOOR ACCOMMODATION**
uPVC double glazed and panelled doorway opens into:

**ENTRANCE PORCH**
Quarry tiles to floor. Timber framed doorway opens into:

**LOUNGE**
14'6" * 11'0"
uPVC double glazed window to front elevation. Adams style surround housing an electric fire with marble back and hearth. Laminate wood effect flooring. Two double panelled central heating radiator. Understairs storage area, Stairs to first floor landing.

**KITCHEN/DINER**
14'6" * 9'5"
uPVC double glazed window to rear and side elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and hob with chimney type extractor over. Single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine. Tiles to splash back areas. Single panelled central heating radiator.

**CONSERVATORY**
12'9" * 10'0"
uPVC double glazed windows to three elevations. Tiles to floor. Four single panelled central heating radiator. uPVC double glazed doorway to rear. Wall light point.

**FIRST FLOOR ACCOMMODATION**

**LANDING**
Stairs from lounge.

**BEDROOM ONE**
14'7" * 12'2"
uPVC double glazed window to front elevation. Range of fitted wardrobes to one wall. Single panelled central heating radiator.

**BEDROOM TWO**
9'9" * 7'9"
uPVC double glazed window to rear and side elevation. Single panelled central heating radiator. Storage off.

**BATHROOM**
6'9" * 6'0"
uPVC double glazed window to rear elevation. Suite comprising of low flush WC, hand wash pedestal basin and separate shower cubicle with electric shower over. Fully tiled to all walls and floor. Double panelled central heating radiator.

**OUTSIDE AND GARDENS**
To the front is a small walled garden with shrubs and flowers. To the rear is a small yard area with shed and off road parking for one car.

**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**

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