

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

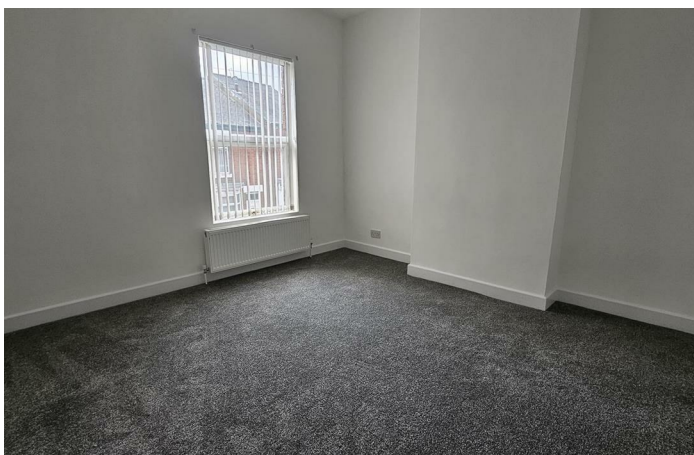
Pym Road

, Mexborough S64 9BJ

- LARGER THAN AVERAGE TERRACE
 - THREE BEDROOMS
 - ENSUITE SHOWER ROOM
 - SPACIOUS LIVING
 - GOOD LOCATON
- TWO RECEPTION ROOMS
 - FAMILY BATHROOM
 - MODERN KITCHEN
 - ENCLOSED GARDEN
 - EPC RATING E

Offers In The Region Of £115,000 Freehold





Location

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

13'9" into bay * 11'7"

uPVC double glazed bay window to front elevation. Three single panelled central heating radiators to bay. Laminate wood effect flooring.

DINING ROOM

12'4" * 11'7"

Laminate wood effect flooring. Single panelled central heating radiator. Doorway to cellar. Open plan through to:

KITCHEN

10'5" * 7'11"

uPVC double glazed window 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. Single drainer sink unit with mixer tap. Laminate wood effect flooring. Space and plumbing for an automatic washing machine. Single panelled central heating radiator. Double glazed Velux window to roof with LED downlight to ceiling. Wall mounted combination boiler. uPVC double glazed and panelled doorway to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from inner lobby.

BEDROOM ONE

11'10" * 11'7"

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

BEDROOM TWO

9'4" * 6'0"

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

BATHROOM

8'0" * 5'2"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with direct feed shower over, hand wash pedestal basin and low flush WC. Tiles to shower and splash back areas. Heated towel rail. uPVC cladding and LED downlights to ceiling.

ATTIC BEDROOM

17'4" * 11'8" reducing to 7'10"

uPVC double glazed Velux window to roof elevation. Double panelled central heating radiator. Stairs from first floor landing. LED downlights to ceiling.

EN-SUITE

uPVC double glazed Velux window to roof elevation. Suite in white comprising of hand wash pedestal basin and low flush WC. Separate shower cubicle with direct feed shower over. Fully tiled to all walls. uPVC cladding and LED downlights to ceiling. Heated towel rail.

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
Council Tax Band A
EPC Rating E



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.