

# Churchills



## Hamilton Close

Mexborough S64 0QW

- TWO BEDROOM
- MODERN THROUGHOUT
- DETACHED GARAGE
- EPC RATING TBC
- DETACHED BUNGALOW
- OFF ROAD PARKING
- LOW MAINTENANCE GARDEN

**Offers In The Region Of £200,000 Freehold**





Situated on Hamilton Close, Mexborough, this charming detached bungalow offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or those seeking a comfortable retirement home. The spacious reception room provides a welcoming atmosphere, ideal for both relaxation and entertaining guests.

The bungalow features a well-appointed bathroom, ensuring convenience and comfort for its residents. The property also benefits from off road parking, adding to the ease of living in this lovely home.

Surrounded by a peaceful neighbourhood, this bungalow is conveniently located near local amenities, making daily errands a breeze. Whether you are looking to enjoy the serenity of suburban life or seeking a property with easy access to nearby towns, this bungalow in Mexborough is an excellent choice.

Do not miss the opportunity to make this delightful bungalow your new home.



#### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled opens into:

#### ENTRANCE HALLWAY

Laminate wood effect flooring. Single panelled central heating radiator. Storage cupboard off housing combination boiler. Loft access point.



#### LOUNGE

12'8" \* 11'1"

uPVC double glazed window to front elevation. Surround housing a living flame coal effect gas fire with marble back and hearth. Two wall light points. Laminate wood effect flooring. Double panelled central heating radiator. TV aerial socket. Through to:

#### DINING AREA

8'7" \* 7'10"

uPVC double glazed window to front elevation. Double panelled central heating radiator. Laminate wood effect flooring.

#### KITCHEN

8'7" \* 8'6"

uPVC double glazed window to side 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. Integrated appliances include washing machine, dishwasher and fridge and freezer units. Stainless steel single drainer sink unit with mixer tap. Tiles to splash back areas and flooring.

#### BEDROOM ONE

11'1" \* 8'9" to wardrobes

uPVC double glazed French doors to rear elevation. Range of built in wardrobes to one wall. Double panelled central heating radiator.

#### BEDROOM TWO

10'8" \* 8'8"

uPVC double glazed French doors to rear elevation. Range of fitted wardrobes to one wall. Laminate wood effect flooring. Double panelled central heating radiator.



## **BATHROOM**

6'6",39'4" \* 5'4"

uPVC double glazed window to side elevation. Suite in white comprising of hand wash pedestal basin, low flush WC and separate shower cubicle with electric shower over. Fully tiled to all walls and flooring. Single panelled central heating radiator. Extractor fan.

## **OUTSIDE AND GARDENS**

### **DETACHED GARAGE**

Brick built with up and over door. Light and power laid on. uPVC panelled pedestrian access door to side elevation.

### **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.

### **BROADBAND**

The property broadband speed is excellent with fibre broadband available.

### **MOBILE COVERAGE**

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



**Local Authority Doncaster MBC**  
**Council Tax Band**  
**EPC Rating**



**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.