

Crossgate

Mexborough S64 0LN

- TWO DOUBLE BEDROOMS
- RENOVATED PROPERTY
- DOWNSTAIRS WC
- GOOD LOCATION
- END OF TERRACE
- SPACIOUS LIVING
- ENCLOSED GARDEN
- EPC RATING

Offers In The Region Of £100,000 Freehold













This beautifully presented end terrace house offers a delightful blend of modern living and comfort and offered for sale with no vendor chain. With two spacious bedrooms, this property is perfect for small families, couples, or individuals seeking a stylish home.

As you enter, you are greeted by a well-designed reception room that exudes warmth and character, making it an ideal space for relaxation. The modern kitchen, complete with a dining area, is a highlight of the home and has been thoughtfully renovated to ensure it meets the needs of contemporary living.

The property boasts a newly decorated interior, with fresh carpets throughout, creating a clean and inviting atmosphere. The downstairs bathroom is new, modern and well-appointed, adding to the convenience of this lovely home. Also benefiting from having current gas and electric certificates.

With its spacious rooms and thoughtful renovations, this end terrace house is not just a property; it is a place where you can create lasting memories. The location in Mexborough offers a friendly community vibe, with local amenities and transport links nearby.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

12'10" * 12'4"

uPVC double glazed window to front elevation. Modern wall mounted flame effect electric fire. Double panelled central heating radiator. TV aerial socket. Two wall light points.

INNER LOBBY

Stairs to first floor landing.

KITCHEN

12'10" * 12'4"

uPVC double glazed window to rear elevation. Range of modern wall and base units with roll edged work surfaces. Built in cooking facilities comprising electric oven and ceramic hob with chimney type extractor over. Space and plumbing for an automatic washing machine. Space for fridge/ freezer. One and a hlaf bowl single drainer sink unit with mixer tap. Tiles to splash back areas. Single panelled central heating radiator. Doorway to cellar.

REAR ENTRANCE LOBBY

uPVC double glazed and panelled doorway to side elevation. Ceramic tiles to floor. Single panelled central heating radiator.

BATHROOM

8'5" * 5'5"

uPVC double glazed window to side elevation. Suite in white comprising of bath with direct feed shower over, hand wash basin with strorage beneath and low flush WC. Ceramic tiles to floor and splash back areas. Heated towel rail. uPVC cladding and LED downlights to ceiling. Extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING
Stairs from Inner Lobby.

BEDROOM ONE
12'10" * 12'4"
uPVC double glazed window to front elevation. Single panelled central heating radiator. Storage cupboard off housing combination boiler.

BEDROOM TWO
12'11" reducing to 9'10" * 12'3"
uPVC double glazed window to rear elevation. Single panelled central heating radiator.

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 D

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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.