

Churchills

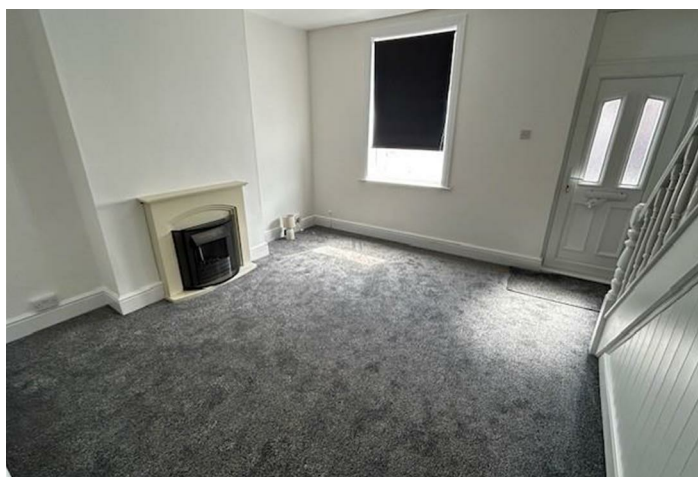


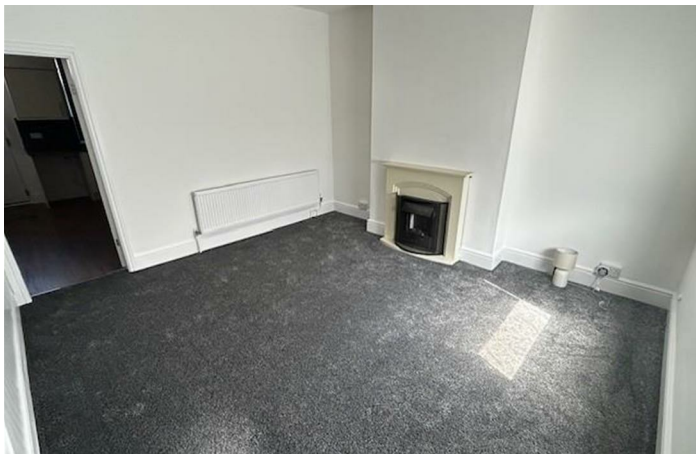
Lorna Road

Mexborough S64 9DB

- TWO BEDROOM
- uPVC DOUBLE GLAZED
- MODERN BATHROOM
- NEW FLOORING THROUGHOUT
- MID TERRACE HOUSE
- MODERN KITCHEN
- COMBINATION BOILER
- EPC RATING TBC

Offers In The Region Of £95,000 Freehold





Situated on Lorna Road, Mexborough, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a cosy rental. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two inviting bedrooms, this home offers ample space for a small family or individuals looking for a comfortable living environment. The bathroom is conveniently located, ensuring ease of access for all residents.

This property is a wonderful canvas for personalisation, allowing you to create a space that truly reflects your style. Whether you are looking to settle down or invest, this charming home on Lorna Road is certainly worth considering.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

14'11" * 13'2"

uPVC double glazed window to front elevation. Surround housing a modern fire with matching hearth. Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator.

KITCHEN/DINER

13'3" * 13'1"

uPVC double glazed window to rear elevation. Range of wall and base units with square edged work surfaces. Space for slot in cooker with chimney type extractor over. Single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine. Space for further appliance. Laminate wood effect flooring. Storage cupboard to alcove. Tiles to splash back areas.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from lounge with handrail, spindles and newel posts. Loft access point.

BEDROOM ONE

13'3" * 11'9"

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

BEDROOM TWO

13'1" * 8'2"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Storage cupboard housing combination boiler.

BATHROOM

10'0" * 6'4"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with tap shower attachment, low flush WC and hand wash pedestal basin. Single panelled central heating radiator. Tiles to splash back areas. Extractor fan. LED downlights to ceiling.

OUTSIDE AND GARDENS

To the rear is a good size walled yard area with paved patio area and pedestrian access to rear.

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.

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 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.