

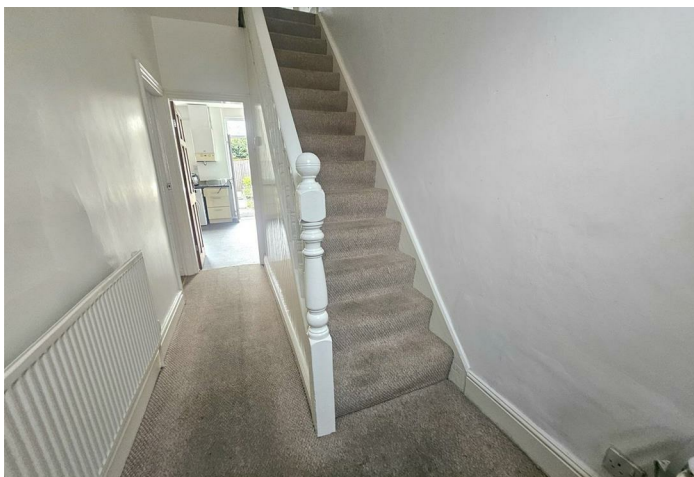


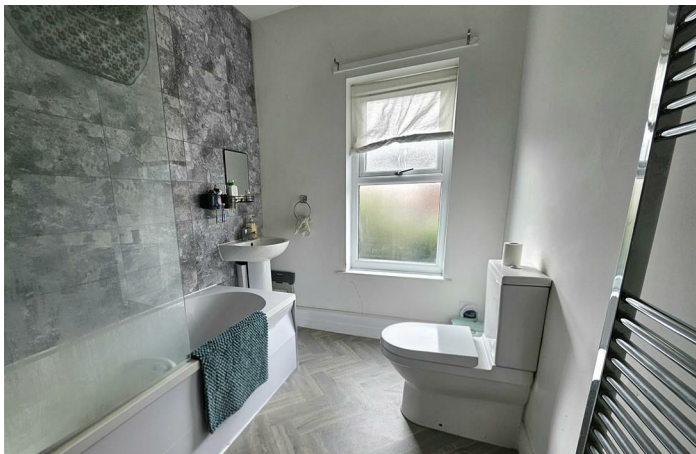
Lorna Road

, Mexborough S64 9DB

- TENANTED PROPERTY
 - TWO BEDROOMS
 - DINING KITCHEN
- GAS & ELECTRIC CERTS
- ANNUAL INCOME £7600
 - LOUNGE
- ENCLOSED GARDEN
 - EPC RATING D

Offers In The Region Of £90,000 Freehold





PROPERTY INFORMATION

As you enter, you are greeted by a welcoming entrance hallway that leads into a cosy lounge, perfect for relaxing. The dining kitchen is spacious and provides an excellent space for cooking and dining. The property boasts two good-sized bedrooms, each offering ample space for furnishings and personal touches. The upgraded bathroom adds a modern touch, ensuring convenience and comfort for all residents.

One of the standout features of this property is the enclosed rear garden, providing a private outdoor space.

Currently tenanted, this property generates an annual income of over £7,600, making it a very good investment opportunity.

GROUND FLOOR ACCOMMODATION

uPVC double glazed doorway to entrance hallway.

ENTRANCE HALLWAY

Stairs to first floor landing with handrail, spindles and newel posts. Central heating radiator.

LOUNGE

uPVC double glazed window to the front elevation. Feature cast iron fire and surround, central heating radiator.

DINING KITCHEN

uPVC double glazed window and doorway to the rear elevation. A range of wall and base units with roll edge work surfaces and tiled splash backs. Built in cooking facilities comprising off gas hob and electric oven, stainless steel sink unit with mixer tap, combination boiler to external wall. Fitted timber cupboards to one alcove, central heating radiator.

FIRST FLOOR ACCOMMODATION

Stairs from entrance hallway.

BEDROOM ONE

uPVC double glazed window to the front elevation. Storage cupboard off, central heating radiator.

BEDROOM TWO

uPVC double glazed window to the rear elevation, central heating radiator.

BATHROOM

uPVC double glazed window to the rear elevation, Modern suite in white comprising of bath with direct feed shower above and glass shower screen, wc and sink unit. Tiled to one wall and splash backs. Chrome towel radiator.

EXTERIOR & GARDENS

The rear garden is fully enclosed with brick walls to half height and fencing above, the gate gives access to the side walk way.

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.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

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
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.