

Park Road

, Mexborough S64 9PE

- END TERRACE HOUSE
- MODERN LIVING
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- EPC RATING E
- TWO DOUBLE BEDROOMS
- COMPLETELY REMODELLED
- DOWNSTAIRS WC
- MODERN BATHROOM

Offers In The Region Of £120,000 Freehold













Location

Ground Floor Accommodation

uPVC double glazed and panelled doorway opens into:

Storm Porch

uPVC double glazed window to side elevation.
uPVC double glazed windows to side elevations.
uPVC panelled doorway opens into:

Lounge

14'5" * 11'6"
uPVC double glazed window to front elevation. Surround housing a modern electric fire with tiled back and hearth. Single panelled central heating radiator. Stairs to first floor landing with handrail, spindles and newel posts.

Kitchen / Diner

12'1" * 11'6"
uPVC double glazed window to rear elevation. Range of wall and base units with square edged work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob with chimney type extractor over. Tiles to splash back areas Doorway to cellar. Through to:

Utility Area

uPVC double glazed and panelled doorway to rear garden. Eange of wall and base units with square edged work surfaces. Single drainer sink unit with mixer tap. Tiles to splash back areas. Wall mounted combination boiler to one wall unit. Doorway to:

Downstairs WC

uPVC double glazed window to rear elevation. Suite in white comprising of low flush WC and hand wash basin. Single panelled central heating radiator.

First Floor Accommodation

Landing

Stairs from lounge with handrail and newel posts.

Bedroom One

11'8" * 11'6"
uPVC double glazed window to front elevation. Single panelled central heating radiator.

Bedroom Two
12'0" * 11'8"
uPVC double glazed window to rear elevation. Double panelled central heating radiator. Storage cupboard off with loft access point.

Bathroom
9'0" * 5'0"
uPVC double glazed window to rear elevation. Suite in white comprising of comprising bath with shower over, hand wash pedestal basin and low flush WC. Double panelled central heating radiator. Tiles to splash back areas. Extractor fan.

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.



Local Authority Doncaster
Council Tax Band A
EPC Rating E



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