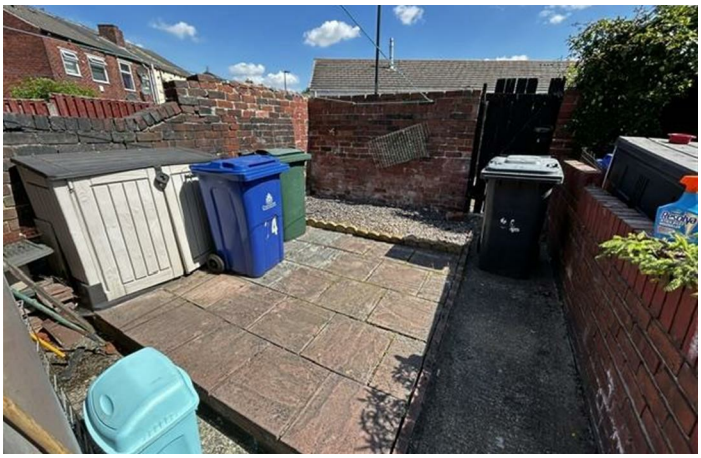
Simpson Place

Mexborough S64 9NR

- TWO BEDROOM
- uPVC DOUBLE GLAZED
- COMBINATION BOILER
- MID TERRACE HOUSE
- KITCHEN DINER
- EPC RATING D

Offers In The Region Of £75,000 Freehold



Situated on Simpson Place in the heart of Mexborough. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize.

The property boasts two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are versatile and can easily accommodate various furniture arrangements, making them suitable for both individuals and couples.

In summary, this terraced house on Simpson Place presents an excellent opportunity for those seeking a comfortable and practical living space in Mexborough. With its inviting reception room, two bedrooms, and convenient location, this property is not to be missed.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

12'2" * 11'9"

uPVC double glazed window to front elevation. Inset modern stainless steel electric fire with stone surround. Single panelled central heating radiator. Two wall light points. Through to:

INNER LOBBY

Stairs to first floor landing.

KITCHEN DINER

12'7" * 12'1"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. Single panelled central heating radiator. Tiles to splash back areas. Further space for fridge/freezer. Doorway to cellar. Through to:

REAR ENTRANCE LOBBY

uPVC double glazed and panelled doorway to side elevation.

BATHROOM

6'11" * 5'7"

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

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from inner lobby.

BEDROOM ONE
12'3" * 11'11"
uPVC double glazed window to front elevation. Single panelled central heating radiator.

BEDROOM TWO
12'7" * 12'3"
uPVC double glazed window to rear elevation. Double panelled central heating radiator. Storage cupboard off housing combination boiler.

OUTSIDE AND GARDENS
To the front is a small walled garden. To the rear is a yard area with rear access gate.

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 on the street.

Local Authority Doncaster MBC
Council Tax Band A
EPC Rating D

Churchills Sales Office

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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.