

HUNTERS[®]

HERE TO GET *you* THERE



Doncaster Road

Mexborough, S64 0LU

Guide Price £110,000 - £120,000



- TWO BEDROOM MID TERRACE
- NEW KITCHEN AND BATHROOM
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING D

- ENCLOSED PRIVATE REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- AMPLE ON STREET PARKING
- GCH / DG
- COUNCIL TAX BAND A

Tel: 01709 894440

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Nestled on Doncaster Road in the charming town of Mexborough, this delightful two-bedroom mid-terrace house offers a perfect blend of modern living and classic character. Built in 1915, the property has been thoughtfully updated to include a brand new kitchen and bathroom, featuring contemporary fixtures and fittings that cater to today's lifestyle.

Spanning an impressive 1,023 square feet, the home boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The generous dimensions throughout the property create a welcoming atmosphere, making it an ideal choice for families or those seeking a comfortable living space.

One of the standout features of this property is the enclosed private rear garden, perfect for enjoying outdoor activities or simply unwinding in a tranquil setting. Additionally, the convenience of ample on-street parking ensures that you and your guests will always have a place to park.

Situated close to all local amenities, this home offers easy access to shops, schools, and transport links, making it a practical choice for everyday living. Whether you are a first-time buyer or looking to downsize, this mid-terrace house presents an excellent opportunity to own a modern home in a well-connected area. Don't miss the chance to make this lovely property your own.

Lounge

12'6" x 14'1" including bay window (3.81m x 4.29m including bay window)

Via a decorative glass and uPVC front door is the bright and airy living room, with large uPVC bay window to the front filling the room with natural light. Decorative electric fire place gives the room not only a focal point but a cosy feel, decorated in neutral tone with wall mounted radiator, aerial point in place and door leading to hall.

Hall

Having carpeted staircase rising to first floor and further door opening to the dining area.

Dining Room

12'6" x 12'8" (3.81m x 3.86m)

Perfect spot to entertain family and friends is the spacious dining room facing the kitchen, stylishly decorated with carpet flooring and wall mounted radiator. Newly fitted composite door leads out to the rear garden and open arch doorway gives way to the kitchen with further internal door leading down to the cellar providing extra storage.

Kitchen

6'8" x 8'2" (2.03m x 2.49m)

The sleek and modern newly fitted kitchen has an array of wall and base units with contrasting work surface over providing plenty of storage. Comprising of sink drainer with matching mixer tap, integrated electric oven, four ring electric hon, integrated washing machine and its very oven built in wine cooler. Easy to clean vinyl flooring with tall vertical wall mounted radiator and uPVC window looking out into the rear garden.

Landing

The room landing has uPVC window to the rear and doors leading to both bedrooms, family bathroom and airing cupboard which also houses the homes combi boiler.

Bedroom One

12'5" x 12'3" (3.78m x 3.73m)

Generously sized master bedroom, having ample room to add storage and furniture if needed, uPVC

window to the front filling the room with natural light, decorated in neutral tones with column radiator to wall and carpet flooring.

Bedroom Two

9'00" x 9'5" (2.74m x 2.87m)

Another good sized bedroom with built in cupboard providing that extra storage we all crave, with carpet flooring, wall mounted column radiator and decorative glass panels to filter in light.

Bathroom

6'7" x 8'04" (2.01m x 2.54m)

The newly fitted family bathroom is the ideal spot to relax and unwind, fully tiled in neutral tones for relaxation and easy clean, comprising of low flush WC, wash hand basin with built in storage, corner bath with electric shower over and rainfall shower head, under floor heating adds that extra wow factor, wall mounted heated towel rail and uPVC frosted window to the side elevation finishes this space.

Exterior

To the front of the property is a small walled yard, access through an iron gate leading up to the front entrance, ample on street parking for you and guests can be found to the front and side of this home.

At the rear is a fully enclosed, well maintained and presented garden, partly decked ideal for seating and enjoying the warmer months with family and friends, leading down to an artificial laid lawn with stepping stones to the back gate, this really is a place all the family can enjoy no matter what the age.

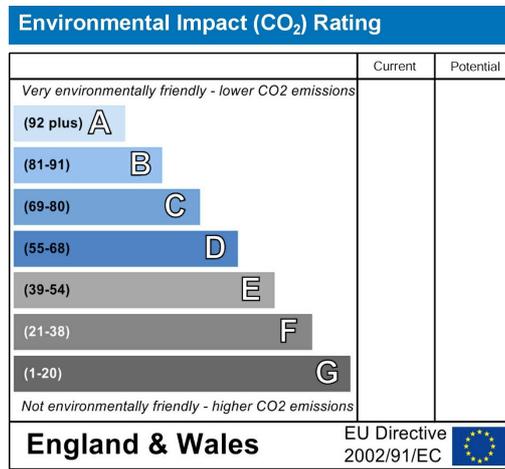
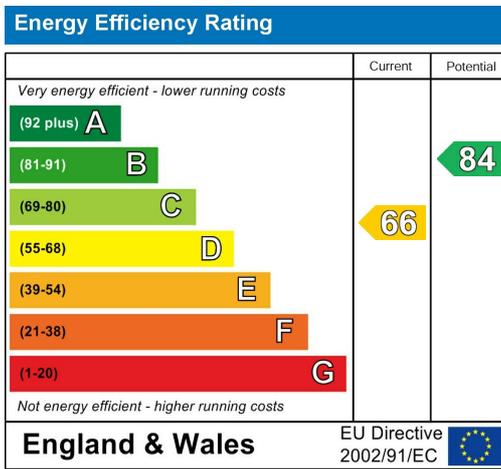
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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