



7 Milton Road, Mexborough, S64 9BG

Guide Price £115,000

*** GUIDE PRICE £115,000 - £120,000 ***

Offered to the open market with no onward vendor chain is this spacious Two bedroom property situated to be within this convenient location. Benefiting from separate reception rooms, modern central heating system and garage accessed via Cromwell Road. Within easy reach of the amenities within Mexborough and walking distance to local schooling an early viewing is thoroughly recommended.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Mexborough

Mexborough is a town in the Metropolitan Borough of Doncaster in South Yorkshire, England. It lies on the estuary of the River Dearne, on the A6023 road, between Manvers and Denaby Main. Mexborough is located at the north eastern end of a dyke known as the Roman Ridge that is thought to have been constructed by the Brigantian tribes in the 1st century AD.

Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

Lounge 14'6" x 9'4" (4.43 x 2.86)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset. The room has been partitioned to create an entrance hallway which could easily be removed to extend the reception room.

Dining Room 13'0" x 12'2" (3.98 x 3.72)



With a rear facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset. With door accessing the staircase.

Kitchen 7'4" x 10'3" (2.26 x 3.14)



Set beneath the rear facing window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and useful breakfast bar area. With side facing entrance door entering the porch area.

Rear Porch



With rear facing upvc entrance door and upvc glazing upon a brick base.

Principal Bedroom 11'3" x 12'3" (3.43 x 3.75)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 12'1" x 9'8" (3.70 x 2.97)



With a front facing upvc window, central heating radiator and walk in storage providing loft access.

Bathroom



Hosting a three piece suite comprising of a panelled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window. With a storage cupboard hosting the central heating boiler.

Garage



Brick built single garage secured by a manually operated roller door.

External



To the front is gated pedestrian accessed via Milton Road itself. To the rear is a raised paved patio area, with laid to lawn garden with borders. With secure gated access to the garage, providing off road parking via Cromwell Road.

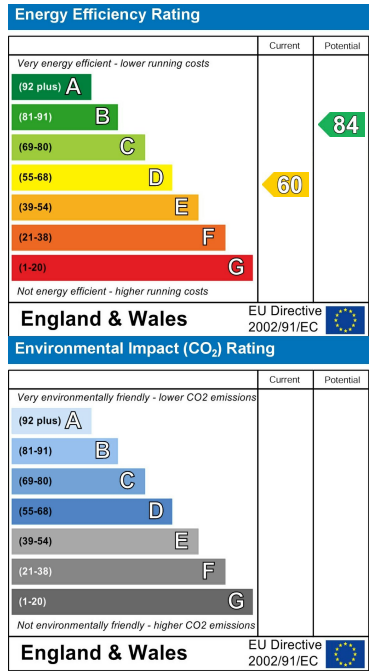
Floor Plan



1
Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.