



13 Sycamore Road, Mexborough, S64 9EW

Guide Price £155,000

*** GUIDE PRICE £155,000 - £160,000 ***

Offered to the open market with exemplary standards within, is this traditional three bedroom semi detached property. Benefitting from a rear extension, hosting the modern fitted kitchen, the property hosts three good sized bedrooms and off road parking to the front. With large workshop / garage to the rear which hosts power and lighting, 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.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

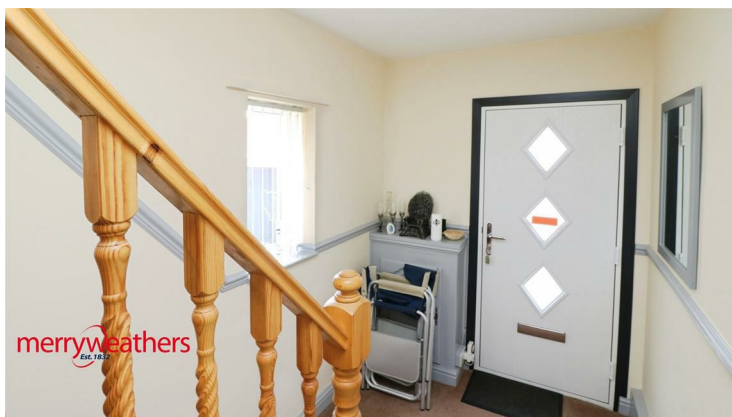
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Entrance Hallway



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

Lounge 11'11" x 14'10" (3.65 x 4.53m)



With a front facing upvc bay window, central heating radiator and opening to the dining area.

Dining Area 10'4" x 10'4" (3.15 x 3.16m)



With a rear facing upvc window and opening to the kitchen area.

Kitchen 15'11" x 9'9" (4.86 x 2.98m)



Set beneath the rear facing UPVC double glazed 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 cooking facilities to include an induction four ring hob with electric oven below and extractor hood above. With two useful storage areas and side entrance door.

Master Bedroom 10'11" x 12'7" (3.34 x 3.84m)



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

Bedroom Two 10'3"x 10'4" (3.14x 3.17)



With rear facing upvc window and central heating radiator.

Bedroom Three 9'7" x 7'2" (2.94 x 2.20m)



With front facing upvc window, central heating radiator and fitted storage.

Shower Room



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Large Workshop / Garage

Hosting ample storage space, hosting power and lighting benefiting from being fully alarmed.

External



To the front of the property is off road parking provided via the parking space. To the rear is a tiered garden, offering an artificial lawn area and block paving and garden shed.

Floor Plan



Area Map



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.

Energy Efficiency Graph

