merryweathers
Est. 1832

271 Queen Street, Swinton, Mexborough, S64 8PG

Asking Price £125,000

Sold with no onward vendor chain is this traditional three bedroom semi detached property priced to reflect the modernisation required. The property hosts gardens of good extent to include a driveway and external WC. The property hosts Gas Central Heating and fitted kitchen and bathrooms, a perfect investment opportunity.

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 (untested)
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 13'10" x 14'0" (4.24 x 4.29m)

With a front facing upvc bay window, decorative coving to the ceiling and the focal point of the room being the living flame gas fire inset.

Dining Kitchen 11'10" x 10'4" (3.63 x 3.15m)

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 brief range of base and drawer units with gas cooker point and space and plumbing for a washer. There is also a pantry area hosting the gas meter and fuse board.

Rear Bedroom 11'11" x 9'1" (3.64 x 2.77m)

With rear facing upvc window and fitted storage with central heating radiator.

Front Bedroom 11'11" x 9'1" (3.64 x 2.77m)

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

Bedroom Three 6'8" x 8'5" (2.05 x 2.59m)

With front facing upvc window and central heating radiator.

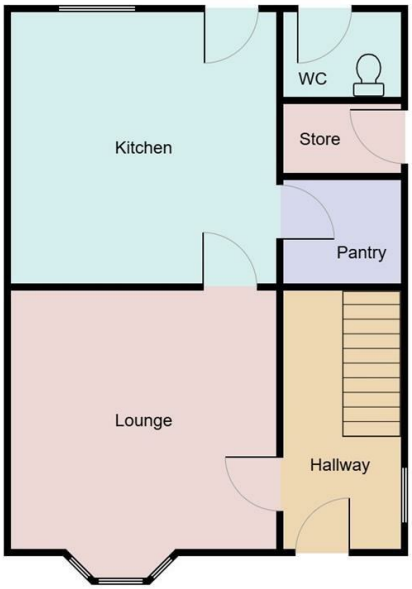
Bathroom

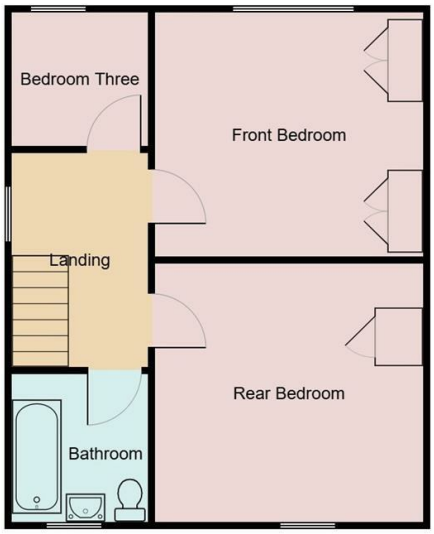
Hosting a three piece suite comprising of a paneled bath with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External

To the rear is a good sized garden with the added benefit of an external WC. To the front is a driveway providing off road parking.

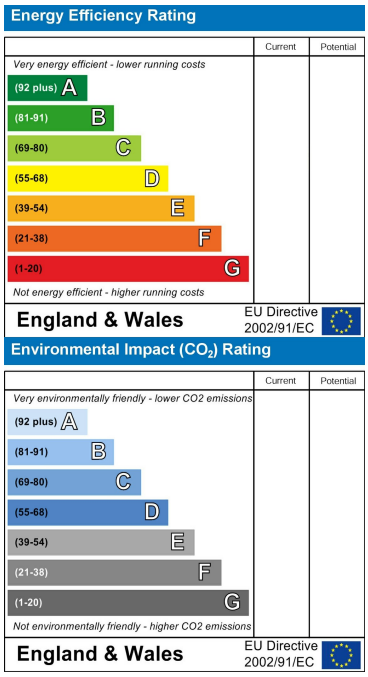
Floor Plan





Area Map

Energy Efficiency Graph



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www.merryweathers.co.uk

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