

Bryn-Don Church Street, Mexborough, S64 0HH

**Asking Price £180,000**

Offered to the open market with exemplary standards within is this recently refurbished dormer style semi detached property. With no upward vendor chain, the property enjoys newly refitted central heating boiler system and new flooring throughout. With detached brick built garage, driveway providing off road parking and easily maintained gardens, an early viewing is thoroughly advised.

## 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 13'1" x 13'4" (4.00 x 4.08m)



With a front facing upvc bay window, central heating radiator and attractive wall lighting.

## Breakfasting Kitchen 16'8" x 9'3" (5.10 x 2.83m)



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 a four ring gas hob with electric oven below and extractor hood above. With rear facing UPVC double glazed French doors entering the rear garden and central heating radiator.

## Utility Room 5'10" x 4'10" (1.78 x 1.48m)



Modern range of base units with roll edged work surfaces with space and plumbing for an automatic washing machine. Also hosting the wall mounted central heating combi boiler.

## First floor Landing



With stairs rising from the ground floor and LED recess lighting.

### **Bedroom One 9'11" x 12'2" (3.04 x 3.71m)**



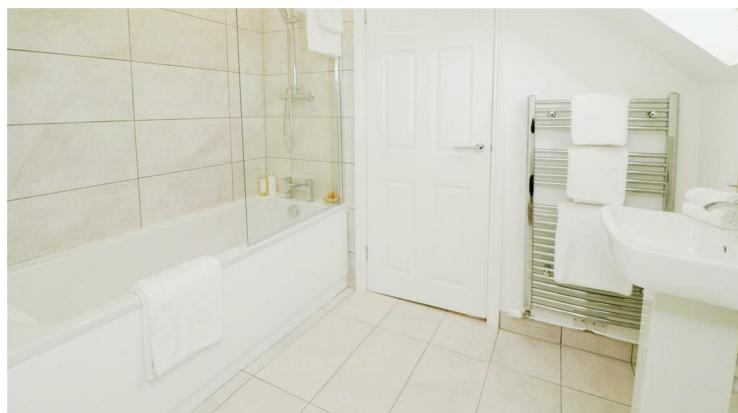
With a front facing uvpc window and central heating radiator

### **Bedroom Two 11'7" x 9'11" (3.55 x 3.04)**



With a front facing uvpc window and central heating radiator

### **Bathroom**



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

### **Garage**

Brick built garage is secured by single up and over door hosting power and lighting

### **External**

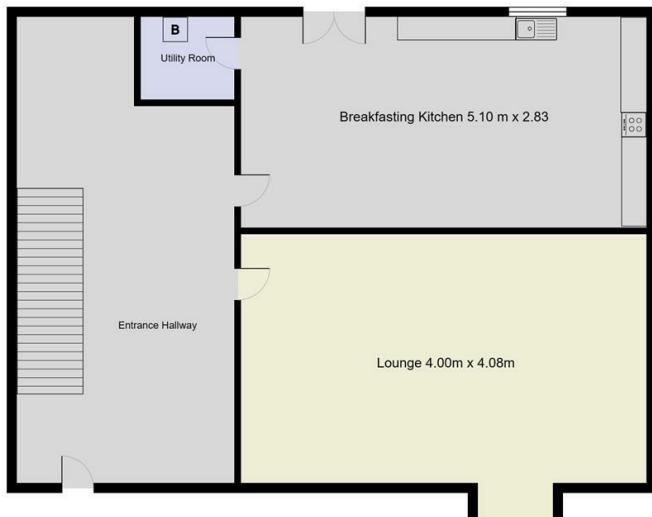


To the front is a low maintenance garden area protected by a walled boundary facing Church Street itself. To the rear is a paved patio area leading to a laid to lawn garden. To the side off road parking is provided via the driveway.

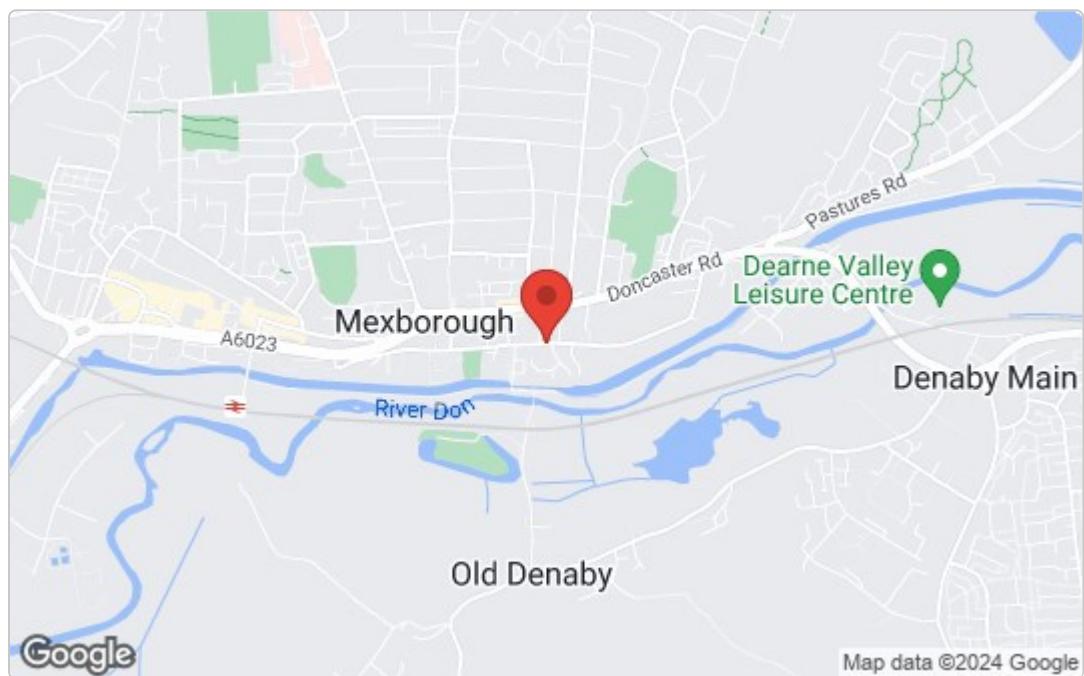
### **Material Information**

Freehold  
Council Tax Band B

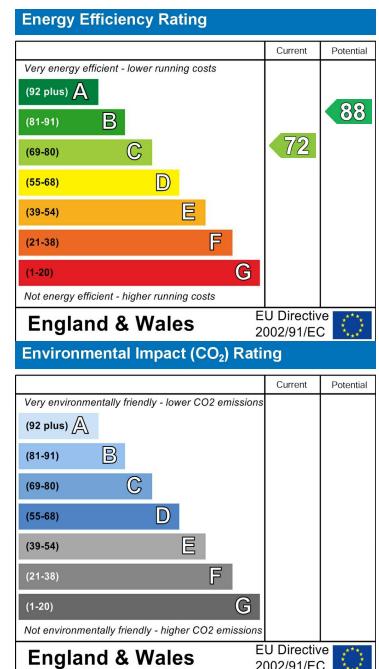
## Floor Plan



## 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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham S64 9AS

Tel: 01709 590472 E-mail: [mexborough@merryweathers.co.uk](mailto:mexborough@merryweathers.co.uk)

Offices also at: Barnsley, Rotherham, Maltby and Doncaster

Registered office: 47 Moorgate Street, Moorgate, Rotherham S60 2EY Registered in England and Wales No. 6679044 Regulated by RICS

Residential Sales Residential Lettings & Management Land & New Homes Commercial Sales, Acquisition & Management  
Chartered Surveyors Rural Property Expert Witness Reports Auctions