merryweathers
Est. 1832









26 Browning Road, Mexborough, S64 9JS

Asking Price £125,000

For sale is this three-bedroom semi-detached house on Browning Road in Mexborough, offering a good-sized plot and clear scope for a buyer to carry out a degree of modernisation. Browning Road is well placed for local amenities in Mexborough, with shops, supermarkets and services available in the town centre. For families, a selection of primary and secondary schools can be found within the wider Mexborough area. Nearby open spaces such as Mexborough Athletic Ground and access to riverside walks along the Don provide opportunities for outdoor recreation.

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 - On Road
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.
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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

Lounge 13'2" x 14'6" (4.03 x 4.43m)
With a front 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.

Kitchen 13'5" x 8'5" (4.11 x 2.59m)
Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a 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

Side Lobby
With an entrance door entering the rear garden.

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

Bedroom 13'3" x 11'3" (4.05 x 3.44m)
With front facing upvc window and central heating radiator with walk in storage.

Bedroom 8'0" x 10'11" (2.45 x 3.34)
With a rear facing upvc window and central heating radiator

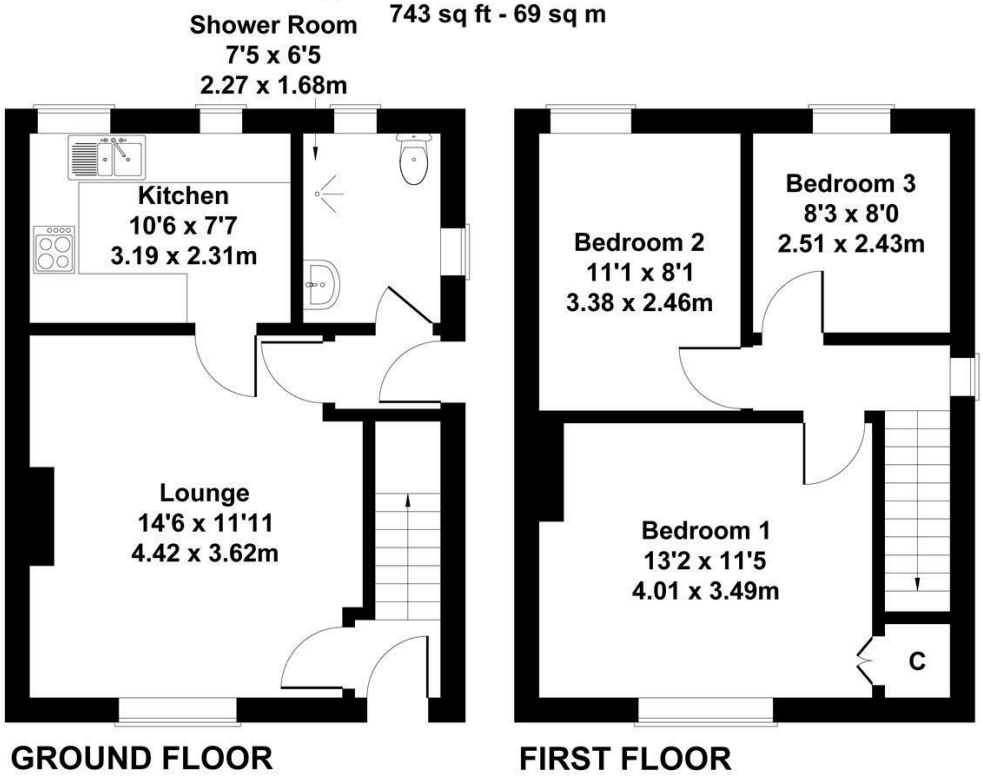
Bedroom 8'3" x 8'0" (2.52 x 2.44m)
With a rear facing upvc window and central heating radiator.

External
To the front of the property is a laid to lawn garden, with gated access to the rear. With a good sized laid to lawn garden to the rear.

Floor Plan

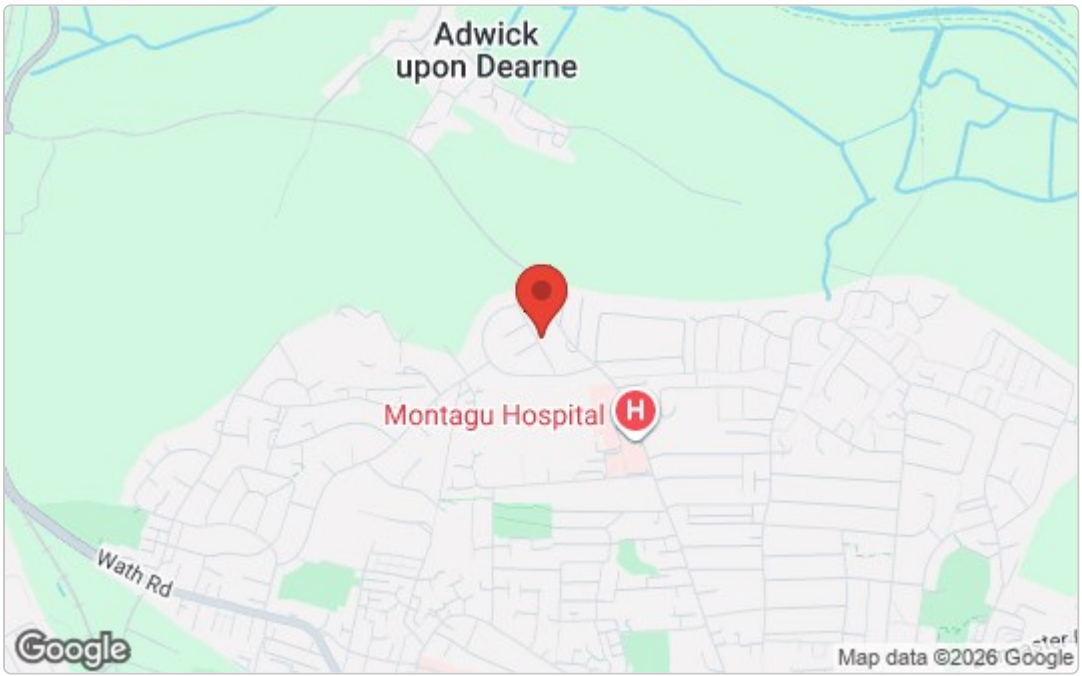
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Approximate Gross Internal Area
743 sq ft - 69 sq m

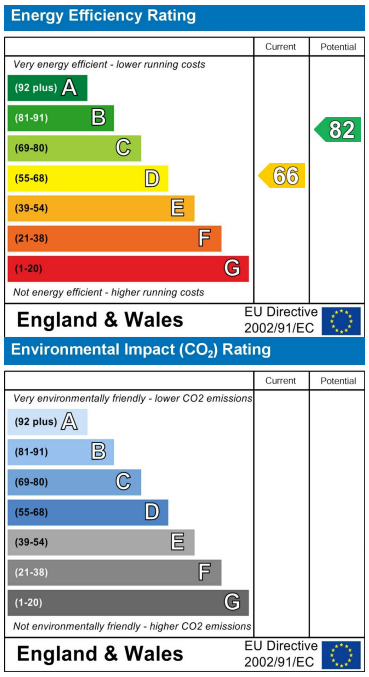


Floor plans are for identification purposes only. All measurements are approximate.

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.

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The Property Ombudsman
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