



4 Highwoods Road, Mexborough, S64 9EP

Asking Price £95,000

This two-bedroom terraced house is for sale in Mexborough, offering a practical layout suitable for a range of buyers. The property features separate reception rooms offering a straight forward arrangement for day-to-day living.

Mexborough is well served by local amenities, including supermarkets, independent shops and cafés in the town centre, along with a selection of pubs and takeaways. Nearby open spaces such as local parks and riverside walks along the River 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 - Terraced

Construction Type - Standard

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.

Porch

With entrance door giving access with further door to the lounge area.

Lounge 15'10" x 11'10" (4.83 x 3.63m)



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.

Dining Room 11'11" x 11'11" (3.65 x 3.64m)



With a rear facing upvc window, central heating radiator and door entering the cellar area.

Kitchen 8'9" x 6'4" (2.68 x 1.94m)



The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include an electric ceramic hob with electric oven below and extractor hood above. There is space and plumbing for an automatic washing machine and side facing entrance door. Incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap.

Bedroom One 15'7" x 12'1" (4.77 x 3.69m)



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

Bedroom Two 11'11" x 7'5" (3.65 x 2.27m)



With a rear facing upvc window and central heating radiator.

Bathroom



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

External

To the front of the property is on road parking via Highwoods Road itself, whilst to the rear is an enclosed garden with attractive decked patio area.

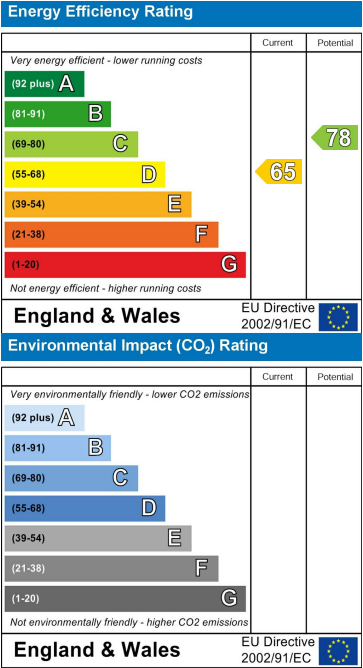
Floor Plan



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.