



PRESTIGIOUS HOMES
merryweathers
Est. 1832

Hall Avenue, Mexborough, S64 0AH

Asking Price £279,000

This stunning extended family home is offered for sale following a full course of modernisation. Benefitting from a double story rear extension, which provides a grand master bedroom with en suite facility. With further double bedroom in the converted attic, there are new new kitchen and bathroom suites supported by neutral decoration throughout. With attractive driveway there are impressive laid to lawn gardens to the rear.

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 - C

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.html>

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

Entrance Hallway

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

Lounge

26'10" x 12'9"

With a front facing upvc bay window, central heating radiator and the focal point of the room being the decorative fireplace with log burner inset.

Dining Area

9'8" x 7'7"

With side facing upvc window and continuation of the tiled floor covering.

Breakfasting Kitchen

8'7" x 19'7"

This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an induction hob and extractor above, with separate oven. There are integrated items to include a dishwasher and microwave. There is a rear facing window over looking the well appointed garden, central heating radiator and access to the dining area with french doors entering the garden.

Cellar Area

Fully carpeted with power and lighting, making an ideal office area.

Principal Bedroom

11'10" x 22'8"

With a range of fitted wardrobes, central heating radiator and access to the en suite.

En Suite

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

Bedroom Two

11'8" x 11'2"

With a front facing upvc window and central heating radiator.

Bedroom Three

7'8" x 6'11"

With a front facing upvc window and central heating radiator.

Bathroom

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

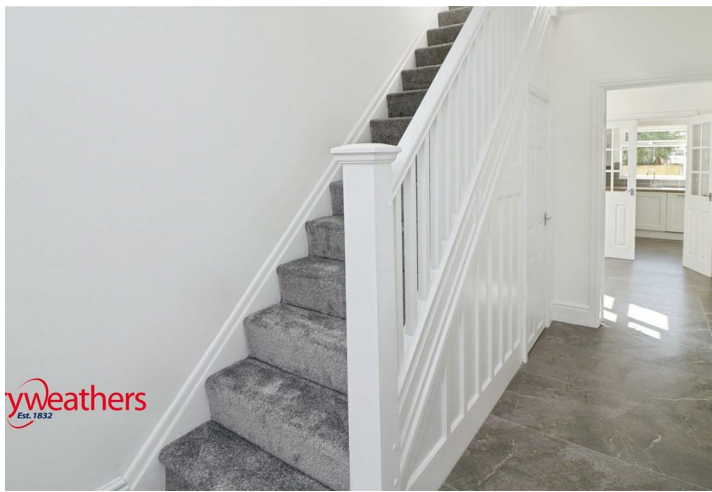
Attic Bedroom

18'11" x 14'3"

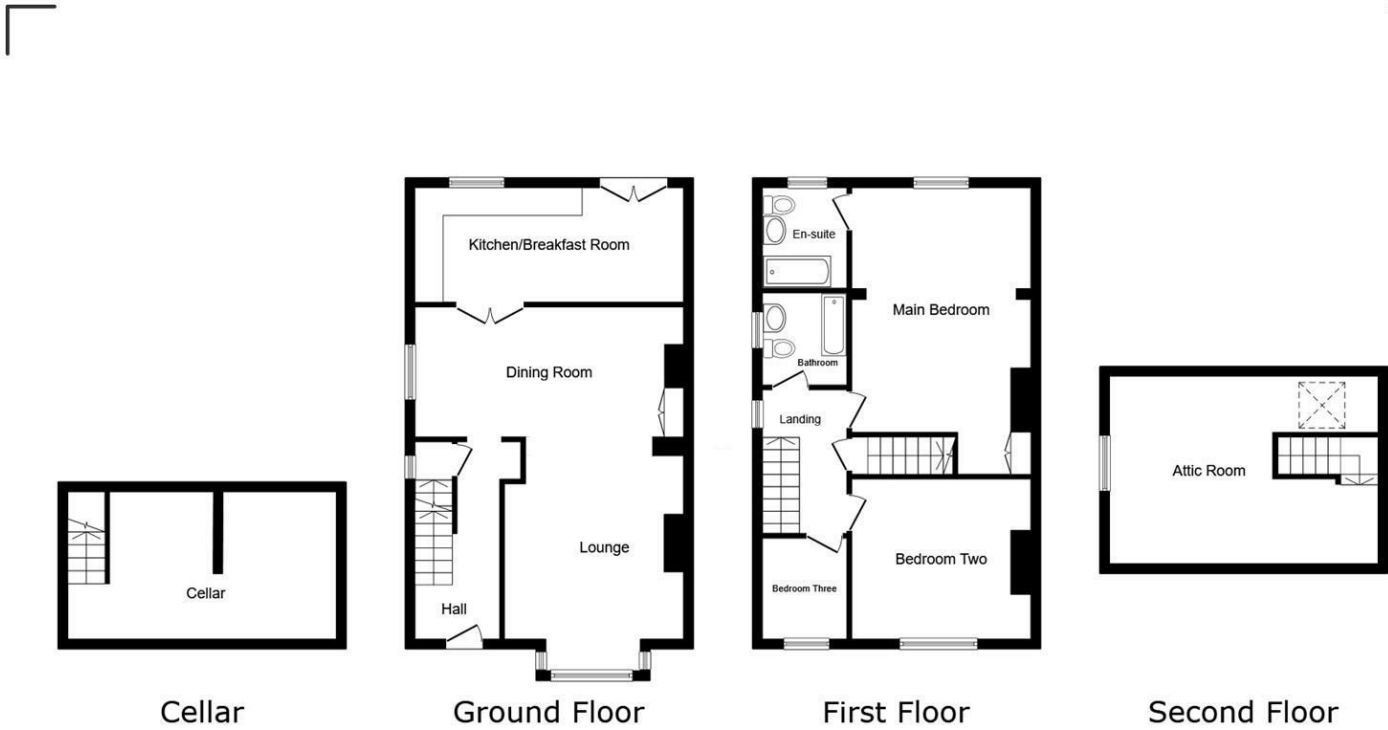
Large double bedroom with side facing upvc window, rear facing velux and central heating radiator.

External

To the front is a stunning patterned driveway, with secure gated access to the rear. To the rear is a good sized family garden with paved patio area.



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

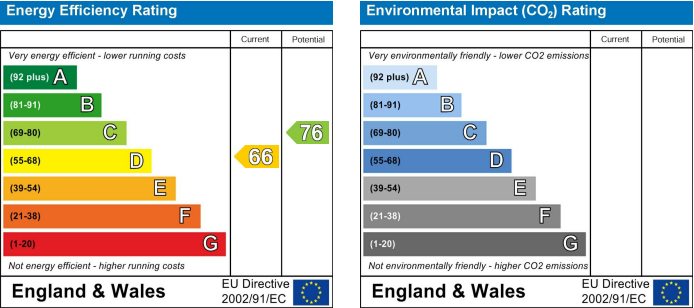
PRESTIGIOUS
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Area Map



Energy Efficiency Graph



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