

3 Manvers Road, Mexborough, S64 9EU

**By Auction £60,000**

\*\*\* OFFERED BY MODERN METHOD OF AUCTION \*\*\* This two-bedroom terraced property is for sale in Mexborough and requires renovation, offering a straightforward layout ideal for buyers seeking a project.

The ground floor comprises one reception room and one kitchen, providing a defined living and cooking space. Upstairs, there are two bedrooms and one bathroom, giving practical accommodation suitable for a range of future layouts or upgrades, subject to the buyer's requirements.

The property is positioned within Mexborough, a town well served by local amenities including supermarkets, independent shops, cafés and everyday services found around the town centre and High Street. Mexborough Market is also within easy reach, offering a variety of stalls and regular trade.

Transport links are a key feature of the area. Mexborough railway station provides services to Sheffield, Doncaster and Rotherham, with journey times to Sheffield and Doncaster typically around 20–25 minutes, making the town a viable base for commuters. Local bus routes further connect Mexborough with neighbouring communities.

There are several schools in and around Mexborough catering for different age groups, along with local parks and open spaces offering opportunities for recreation and leisure. This terraced home presents a renovation opportunity in a well-connected South Yorkshire location.

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### Entrance

Property is accessed through a double glazed door.

### Lounge 13'3" x 11'9" (4.05 x 3.60)

Having a window overlooking the front elevation and a radiator.

### Dining Room 13'3" x 11'10" (4.05 x 3.63)

Having a window overlooking the rear garden, a radiator, electric fire and surround.

### Kitchen 9'4" x 8'1" (2.85 x 2.48)

Having a wall and base units with a sink unit, hob and oven, a radiator, tiled flooring and a door leading into the rear garden.

### First Floor Landing

### Bedroom One 13'4" x 11'10" (4.07 x 3.63)

Having a double glazed window to the front elevation and a radiator.

### Bedroom Two 13'4" x 12'1" (4.07 x 3.69)

Having a window overlooking the rear elevation and radiator.

### Bathroom

Panelled bath, low flush w.c, hand wash basin and window overlooking the rear elevation.

### Outside

Having an enclosed yard to rear.

### Material Information

Council Tax Band A

Tenure Freehold

Property Type Terrace House

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 street parking

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>

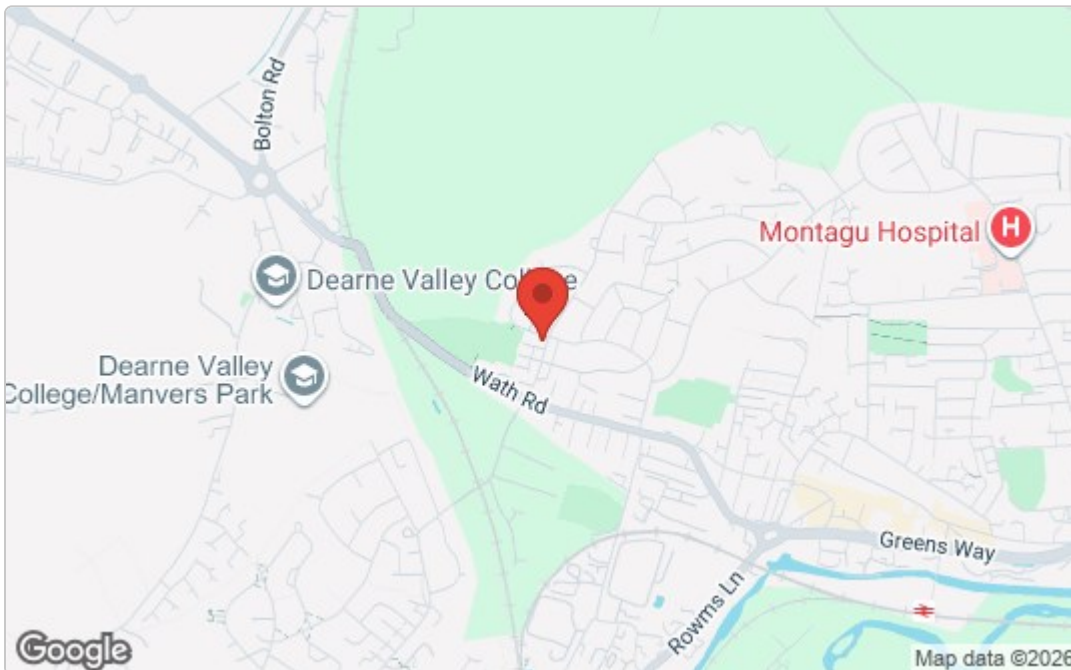
## Floor Plan



Total floor area: 99.9 sq.m. (1,075 sq.ft.)

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

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's 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: Rotherham & Barnsley**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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