



9 Sedgefield Way, Mexborough, S64 0BE

**Offers Over £230,000**

Impressive single floor living, upon this generous plot which enjoys large laid to lawn gardens to the rear, with well stocked borders and fruit trees. With three bedrooms and separate office area the property enjoys two bathrooms, driveway and garage.

## 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.

## Shower Room



With a three piece suite comprising of a shower cubicle with electric shower, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## Entrance Hallway



With front facing entrance door, central heating radiator and access to the accommodation.

## Dining Lounge 16'7" x 22'10" (I shape room) (5.07 x 6.98 (I shape room))



Superb reception room with dual aspect, two central heating radiators and the focal point of the room being the decorative fireplace with living flame gas fire inset.

## Kitchen 10'1" x 12'2" (3.08 x 3.71)



Set beneath the side 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 space and plumbing for an automatic washing machine, central heating radiator and side facing entrance door.

## Principal Bedroom 13'7" x 8'11" (4.15 x 2.73)



With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

### **Bedroom 8'11" x 10'3" (2.73 x 3.14)**



With a side facing uvpc window and central heating radiator.

### **Bedroom 9'0" x 10'0" (2.75 x 3.07)**



with a rear facing upvc window and central heating radiator.

### **Bathroom**



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

### **Garage**

The single garage hosts power and lighting and is secured by an up and over door.

### **External**

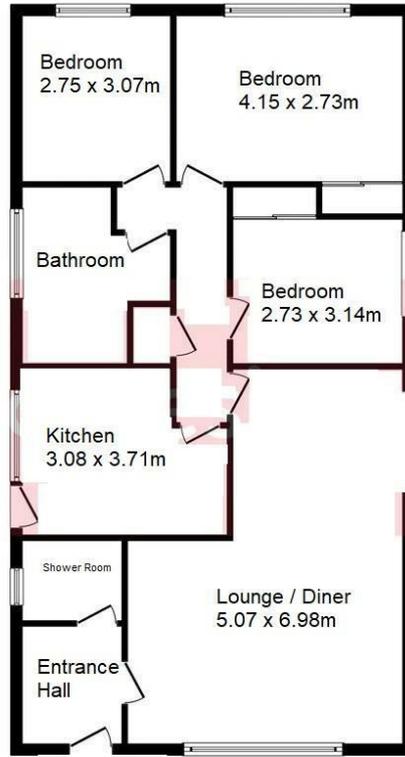
To the front of the property is an attractive laid to lawn garden with driveway providing parking for more than one vehicle. To the rear is a larger than average lawn garden, with well stocked borders and fruit trees.

### **Material Information**

Council Tax Band D

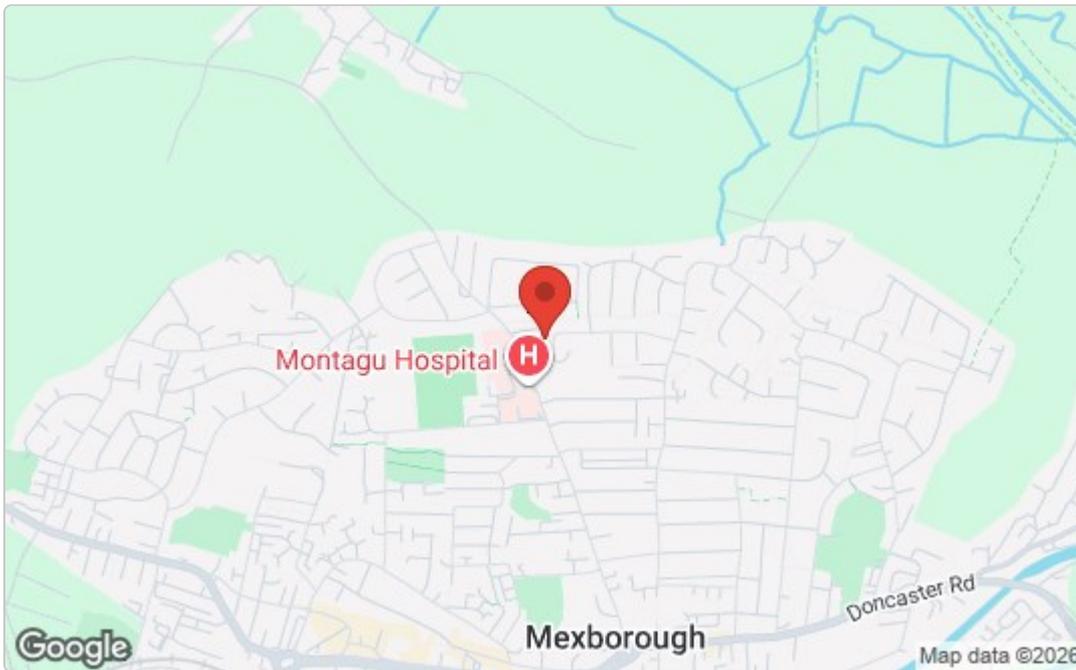
Freehold

## Floor Plan

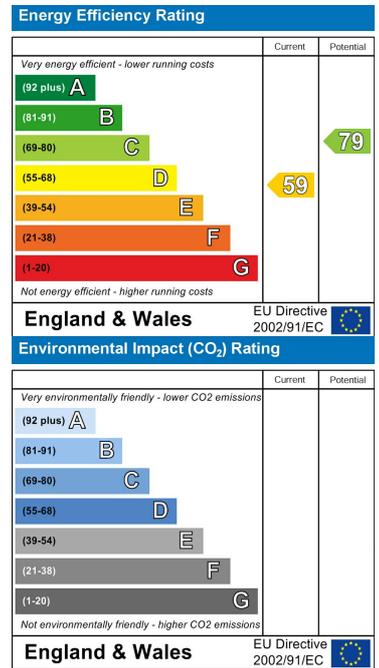


Floor Plan

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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