



14 Wood Walk, Mexborough, S64 9SG

**Offers In Excess Of £170,000**

Offered with no onward vendor chain and situated to be within this much sought after location is this Three Bedroom detached property. Having been extended to the rear which improves the living accommodation the property benefits from a driveway with parking for a number of vehicles which precedes the detached garage. With an open aspect to the rear, and early viewing is thoroughly recommended.



## **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.

## **Entrance Hallway**

With a side facing upvc entrance door, central heating radiator and access to the accommodation

## **Lounge / Dining Room 10'9" x 17'5" (3.29 x 5.33)**



This lovely dual aspect room comfortably hosts a dining table, side facing upvc window and rear patio doors entering the rear garden. With central heating radiator and door entering the kitchen

## **Kitchen 8'8" x 9'10" (2.66 x 3.02)**



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with cooking facilities and space and plumbing for an automatic

washing machine. With rear facing upvc entrance door and rear facing upvc window with fitted breakfast bar.

## **Principal Bedroom 8'9" x 13'9" (2.68 x 4.20)**



With a front facing upvc window and central heating radiator

## **Bedroom Two 10'8" x 10'10" (3.27 x 3.31)**



With a front facing upvc window and central heating radiator.

## **Bedroom Three 7'6" x 9'8" (2.30 x 2.95)**



With a side facing upvc window and central heating radiator

## Bathroom



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

## Garage

Brick built garage hosting power and lighting with front facing upvc courtesy door.

## External

To the front of the property is a driveway providing off road parking for more than one vehicle preceding the garage. The rear lawned garden is enclosed with well stocked borders and patio area.

## Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - 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.xhtml>

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

Floor Plan

Area Map



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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Energy Efficiency Graph

