merryweathers
Est. 1832









57 Lynwood Drive, Mexborough, S64 9PL

Offers Around £190,000

*** NO ONWARD CHAIN ***

This three-bedroom semi-detached house is offered FOR SALE in Mexborough and is presented in good condition. The property comprises of three double bedrooms providing a practical layout suited to everyday living. The home benefits from an EPC rating of D and falls within Council Tax Band B. Transport links are a key advantage, with Mexborough railway station providing direct services to Sheffield, Doncaster and Leeds. Road links via the A6023 connect easily to the A1(M) and M18 for wider regional travel.

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 -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.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.

Entrance Hallway
With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

Lounge 11'1" x 17'0" (3.39 x 5.20m)


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. There is also a useful under stair storage.

Dining Kitchen 14'6" x 8'8" (4.43 x 2.65m)


Set beneath the rear 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 cooking facilities to include a four ring gas hob with extractor and separate oven. With space and plumbing for an automatic washing machine and dishwasher there is a rear facing entrance door over looking the rear garden.

Bedroom 7'11" x 14'2" (2.42 x 4.33m)


With a rear facing aspect, double glazing and a range of fitted wardrobes.

Bedroom 7'10" x 12'3" (2.41 x 3.75m)



With a front aspect, double glazing and fitted furniture.

Office Space / Staircase 6'5" x 8'11" (1.97 x 2.74m)

With rear facing double glazing and stairs rising to the attic conversion.

Attic Bedroom 12'8" x 11'0" (3.88 x 3.37m)





With fitted furniture, central heating and rear facing velux window enjoying far reaching views.

Shower Room



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

External



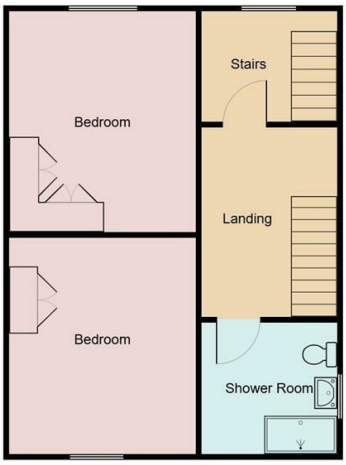


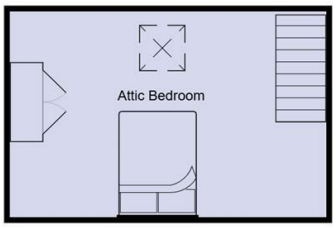


With a driveway providing off road parking, with laid to lawn garden adjacent. To the rear is an attractive garden, mainly laid to lawn and well stocked borders.

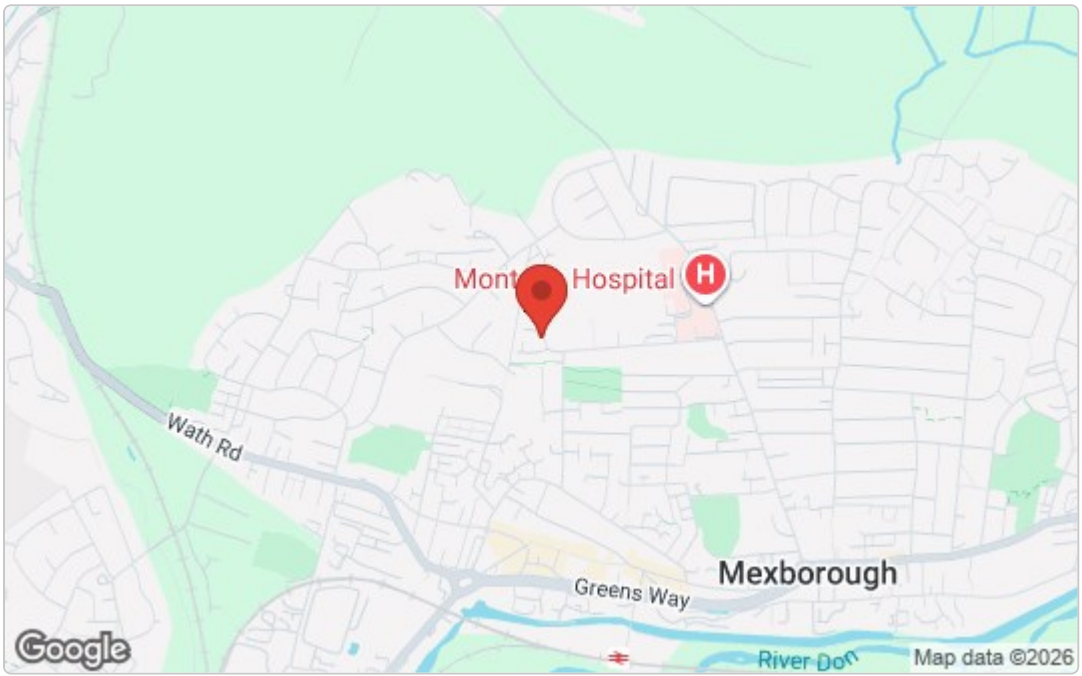
Floor Plan



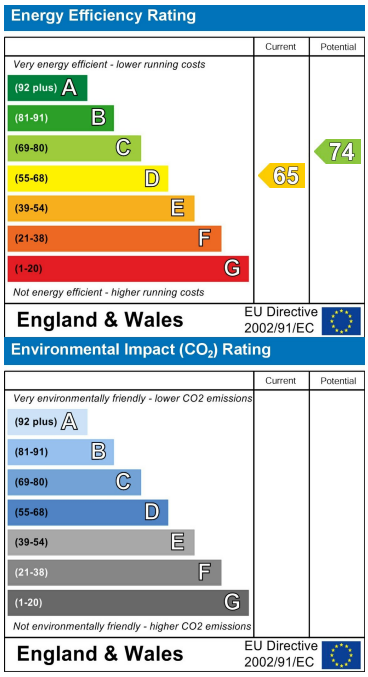




Area Map



Energy Efficiency Graph



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The Property Ombudsman

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