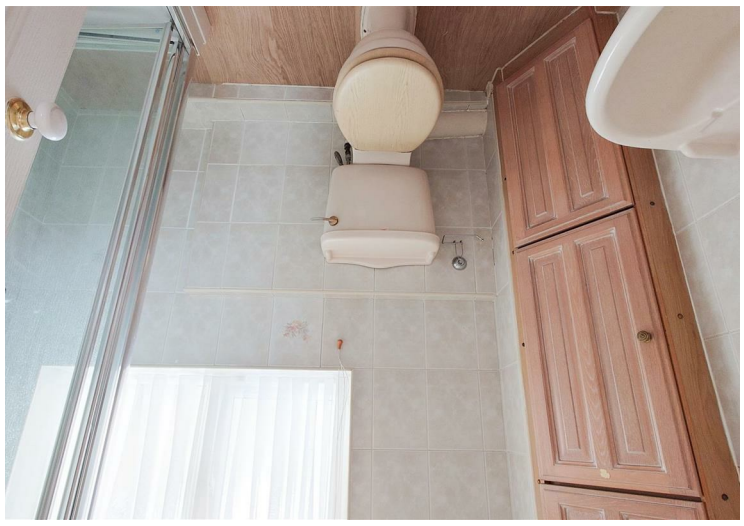

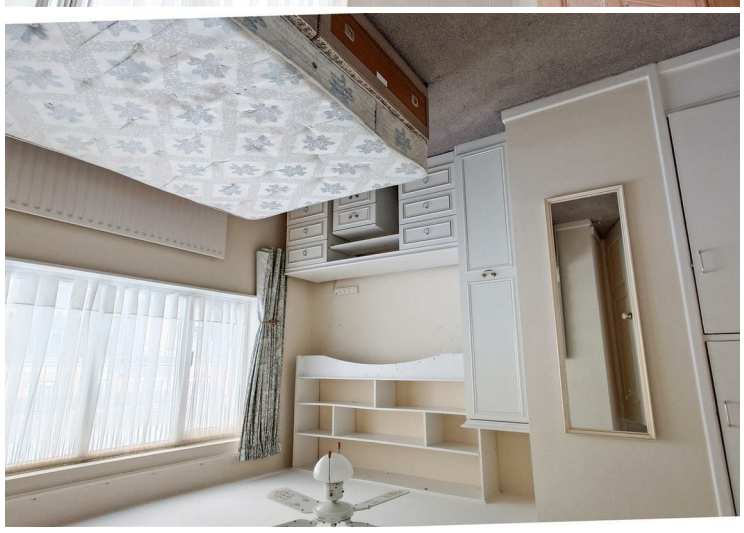
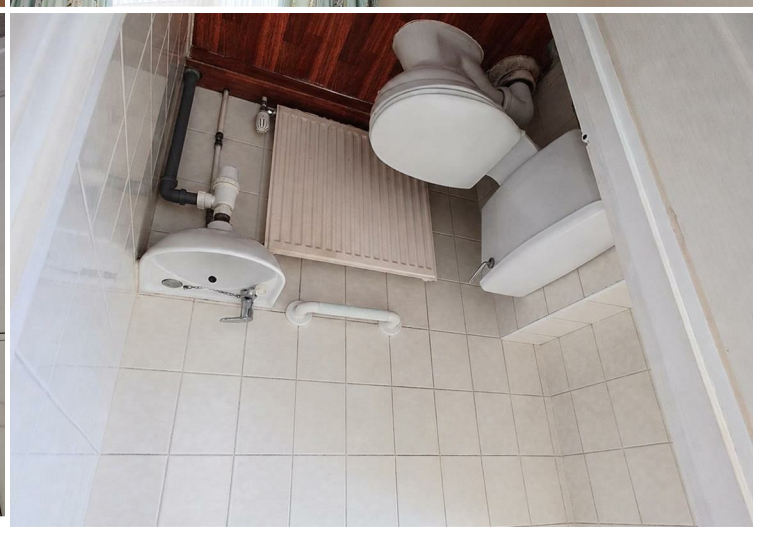

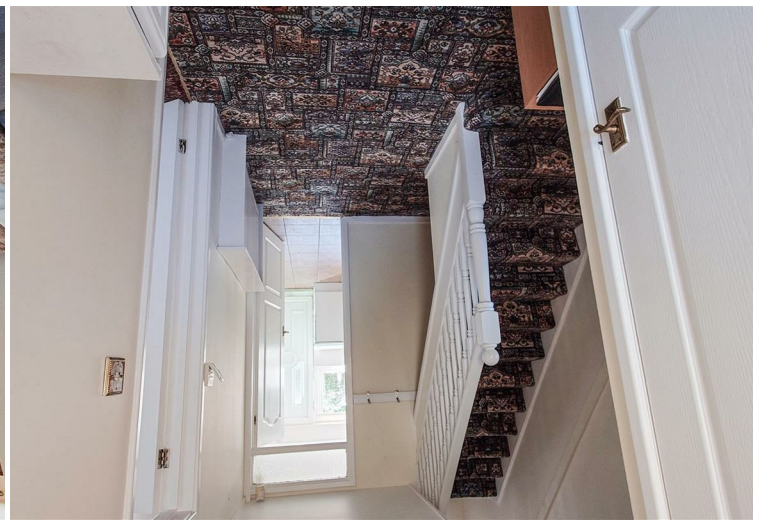

horton knights
of doncaster

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Ullswater Road, Mexborough, S64 0PH
Asking Price £155,000

3 BEDROOM SEMI DETACHED HOUSE / GAS RADIATOR CENTRAL HEATING / PVC DOUBLE GLAZING / KITCHEN / LOUNGE & DINING ROOM / DOWNSTAIRS WC / 3 BEDROOMS / SHOWER ROOM / DETACHED BRICK GARAGE / OFF ROAD PARKING / VACANT POSSESSION / EARLY VIEWING RECOMMENDED //

Located on this popular roadway on the fringe of Mexborough, a good size three bedroom sem detached house. The property has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance Hall with a ground floor WC off, a spacious open plan lounge and dining room and a kitchen. First floor landing, 3 good size bedrooms and a shower room. Outside attractive gardens, the rear enjoys a more private aspect plus a larger than average detached garage. The property is well placed with access to amenities within Mexborough including a good variety of shops, schools and the local hospital.

ACCOMMODATION
A PVC double glazed entrance door leads into a long entrance hall.

ENTRANCE HALL
This has a staircase to the first floor accommodation with a spindle banister rail and storage, a central heating radiator, a PVC double glazed window and a door to the ground floor WC.

GROUND FLOOR WC
This is fitted with a two-piece suite that comprises of a low flush WC wash hand basin, a PVC double glazed window, tiling to the walls and a laminate floor covering.

OPEN PLAN LOUNGE & DINING ROOM
21'2" x 13'0" max (6.45m x 3.96m max)
This is a large open plan living space, a broad PVC double glazed bay window which gives an outlook to the front and further PVC double glazed double open doors lead into the rear garden. There is a feature fireplace and a central heating radiator.

KITCHEN
10'9" x 9'10" (3.28m x 3.00m)
This is fitted with a range of high and low level units finished with a work surface over. There is a four ring gas hob with an extractor hood, an integrated double oven, a recess and space for a washing machine, dishwasher and a tall fridge freezer. There is a PVC double glazed window, a PVC double glazed exterior door, tiled flooring, ceiling light, concealed behind one of the corner cabinets is a wall mounted gas fired boiler.

FIRST FLOOR LANDING
From here there is an access point into the loft space, a PVC double glazed window to the side and doors to the bedrooms and bathroom.

BEDROOM 1
12'0" x 12'0" narrows to 10'7" (3.66m x 3.66m narrows to 3.23m)
A good size double bedroom, it has a range of fitted bedroom furniture, a PVC double glazed window, a central heating radiator and a built-in corner cupboard with shelving.

BEDROOM 2
13'1" x 9'0" (3.99m x 2.74m)
A good size second double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a built-in double airing cupboard/wardrobe which has a hot water cylinder with linen storage above and shelving to the opposite side and a central ceiling light.

BEDROOM 3
10'0" x 7'1" (3.05m x 2.16m)
A comfortable sized single bedroom, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a built-in cupboard over the stair's bulkhead.

SHOWER ROOM
Originally a bathroom, which has been reconfigured to create a more accessible shower room. There is a walk-in shower enclosure with an independent electric shower unit, wash basin and a low flush WC. A contemporary style radiator/towel rail, a corner cabinet, a PVC double glazed window and inset spotlighting into the ceiling.

OUTSIDE
The property stands on a good sized attractive plot. There is an off-road parking space which continues along the side of the property and leads to a detached brick garage.

GARAGE
This has a metal up and over door, a personnel side door, and a PVC double glazed window.

REAR GARDEN
This is all nicely enclosed and enjoys a more private aspect.

AGENTS NOTES:
TENURE - TBC (Details of the tenure will follow shortly)

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 mbps.

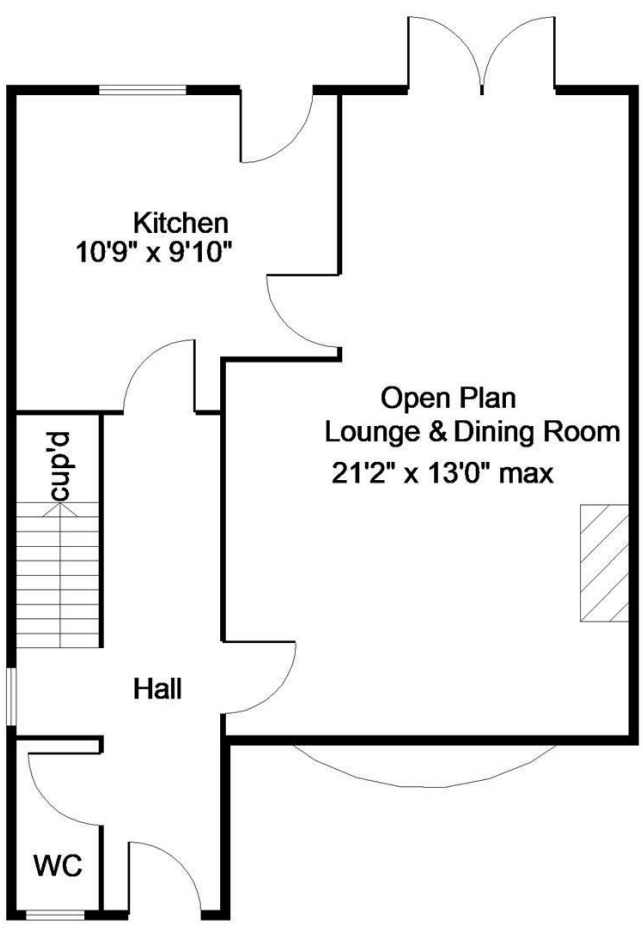
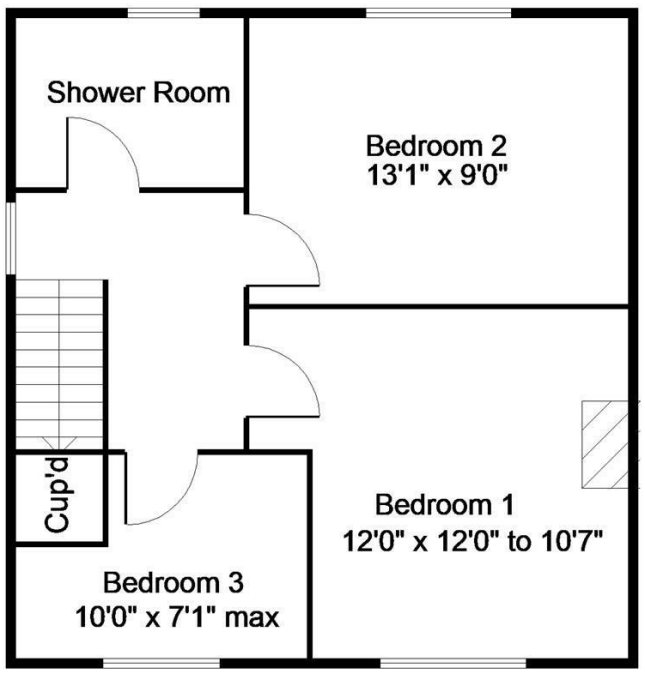
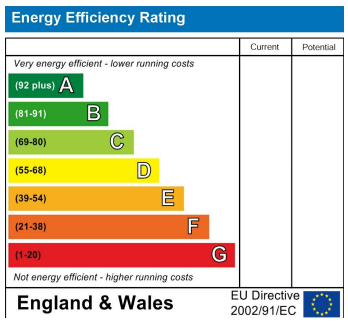
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors. Please note in this instance, the sellers (not horton knights) will charge offerors an admin fee of £49.00 plus VAT per person to conduct AML/ID checks.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.