



17 Dove Road, Mexborough, S64 0NQ

**Offers In Excess Of £200,000**

Offered to the open market with exemplary standards within is this deceptively spacious Three bedroom semi detached property. With the addition of an orangery extending the living accommodation, the property has been upgraded throughout and enjoys a luxury feel throughout. With tandem garage and family friendly gardens, an early inspection is 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.

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## Material Information

Council Tax Band - B

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.

## Entrance Hallway



An impressive, warm & welcoming entrance hallway, which comprises of a composite entrance door a central heating radiator and stairs that lead to the first floor accommodation.

## Downstairs WC



With a low flush WC, wash hand basin and central heating radiator.

## Lounge 12'1" x 13'11" (3.70 x 4.26m)



A lovely living & family area, which has a central heating radiator, a UPVC double glazed window to the front aspect.

## Kitchen 15'5" x 9'4" (4.70 x 2.87m)



This impressive recently improved kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an induction hob, with oven below and extractor above. There are integrated items to include a full length fridge and freezer, dishwasher and automatic washing machine. with doors entering the orangery.

### Orangery 8'10" x 10'5" (2.70 x 3.20m)



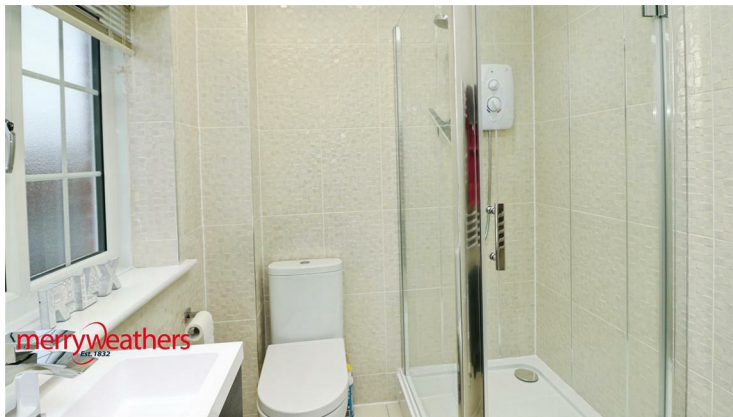
Built upon a brick base with upvc glazing to include a side facing entrance door and enjoying views over the rear garden. The room enjoys a lantern roof with sky light.

### Master Bedroom 9'8" x 11'1" (2.96 x 3.40m)



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

### En Suite 5'5" x 5'9" (1.67 x 1.76m)



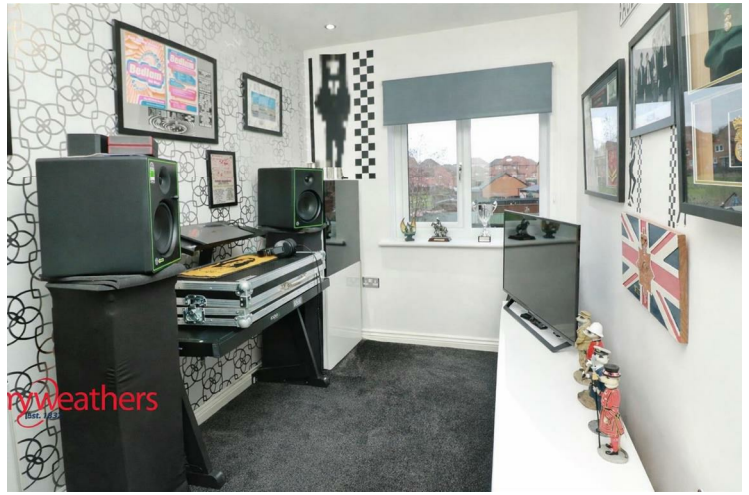
With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### Bedroom Two 8'7" x 10'6" (2.63 x 3.22m)



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

### Bedroom Three 6'6" x 11'7" (2.00 x 3.54m)



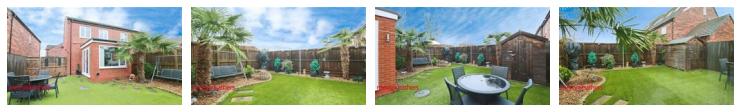
With a rear facing upvc window and central heating radiator.

### Bathroom 5'5" x 6'7" (1.67 x 2.01m)



Recently modernised, hosting a three piece suite comprising of a panelled bath with thermostatic shower above, vanity hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### External



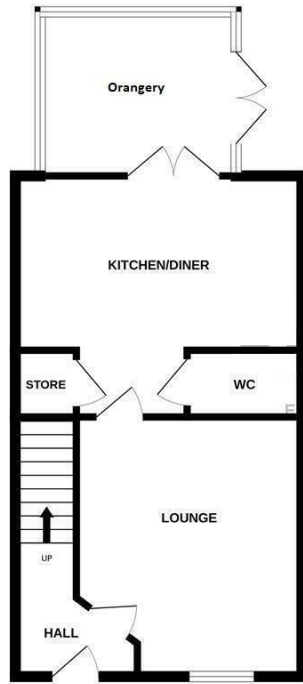
To the front of the property is a tandem driveway providing off road parking for more than one vehicle. There is gated access to a low maintenance family friendly rear garden, benefiting from patio areas and impressive borders.

### Landing

With loft access benefitting from being fully boarded.

# Floor Plan

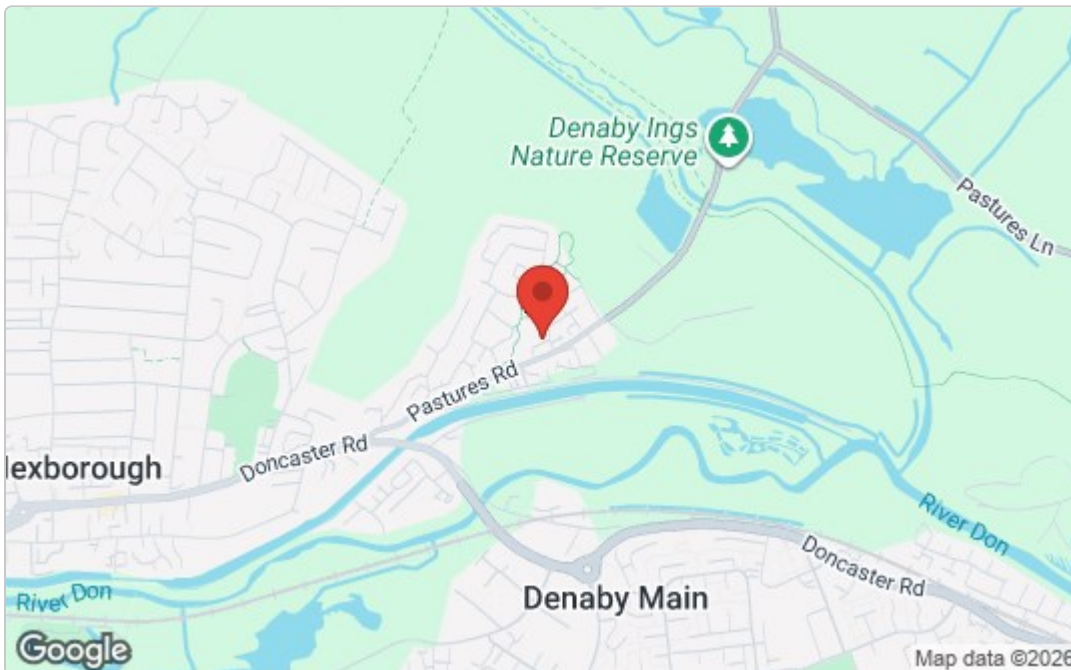
GROUND FLOOR  
510 sq.ft. (47.3 sq.m.) approx.



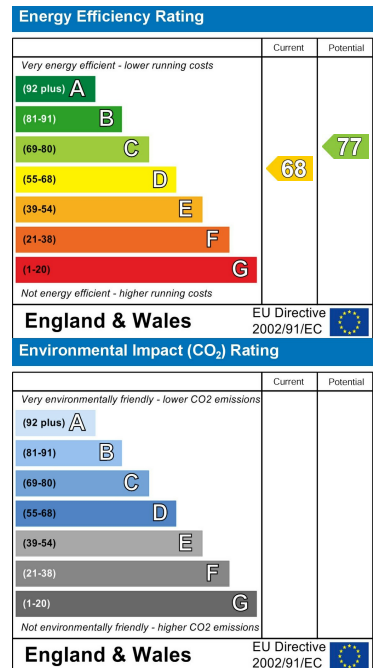
1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



# 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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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