



121 Harlington Road, Mexborough, S64 0EG

Asking Price £220,000

**** IMMACULATELY PRESENTED ****

This neutrally decorated two-bedroom detached bungalow is for sale in Mexborough, offering single-storey living with practical, well-proportioned accommodation. Mexborough offers a variety of local amenities including supermarkets, independent shops and cafés in the town centre. It has an EPC rating of D and falls within Council Tax Band C.

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 - 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.

Entrance Porchway

With a front facing upvc entrance door, central heating radiator and access to the store room.

Lounge / Diner 14'11" x 22'1" (4.56 x 6.75m)



Stunning dual aspect reception room with a front facing upvc bay window, central heating radiator and the focal point of the room being the decorative fireplace with living flame electric fire inset.

Kitchen 8'3" x 9'11" (2.53 x 3.04m)



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, and useful pantry area hosting the central heating boiler.

Bedroom One 11'2" x 10'4" (3.41 x 3.17m)



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

Bedroom Two 13'6" x 8'2" (4.12 x 2.49m)



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

Shower Room



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.

Garage

Single brick built garage with up and over door hosting power and lighting. There is also a brick built workshop to the rear, with power and lighting.

External



To the front is a laid to lawn garden, with impressive driveway providing off road parking for a number of vehicles, which in turn precedes the garage. To the rear is a stunning laid to lawn garden with well stocked borders.

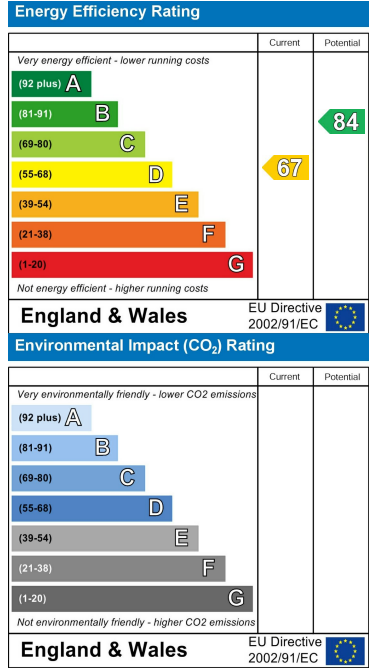
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS
Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

