

Freehold

Asking Price: £270,000

Mexborough, South Yorkshire, S64

Victoria Street, Kilnhurst,



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FANTASTIC OPPORTUNITY TO AQUIRE A SPACIOUS THREE/FOUR BEDROOM SPLIT LEVEL PROPERTY WITH COMMERCIAL UNIT/SHOP FRONT

A split level property of significant proportion that boasts three/four bedrooms and two ground floor reception rooms. The premises is offered for sale with a commercial unit/shop front of approximately 44.5 square meters. The accommodation briefly comprises at ground floor level: Lounge/dining area, kitchen, lobby and a sitting room. To the first floor is a landing, Master bedroom with en-suite shower room, lounge/bedroom, two further double bedrooms and a family bathroom. The commercial/retail unit is at ground floor level and has a shop front, lobby/office and a WC. Outside, there are enclosed gardens to the rear with off road parking being provided by a driveway and double garage.

Ground Floor Accommodation

Shop Front 7.12 x 6.25. With front facing windows and entrance door. A door opens to a stairwell that gives access to two cellars. A door opens to a lobby.

Lounge Dining Area 7.30 x 2.74. A spacious room with a multi fuel stove inserted to a tiled recess set beneath a wood mantle. Having a stone flagged floor, two double glazed skylights, side facing UPVC double glazed French doors and a radiator. Doorways open to the kitchen and a lobby.

Kitchen 4.28 x 2.36. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is space for a range with extractor hood over, plumbing for a washing machine, space for a fridge and freezer along with a UPVC double glazed window.

Lobby 2.65 x 2.49. Having a stone flagged floor and doors open to the commercial unit and the sitting room.

Sitting Room 4.17 x 3.88. Having the original style fire surround and recess set beneath a timber mantle. Rear facing UPVC double glazed window, stone flagged floor and a radiator. Stairs rise to the first floor landing.

First Floor Landing & Accommodation Having a radiator and doors open to the bedrooms/lounge and family bathroom.

Lounge/Bedroom 5.86 x 3.96. Having a display recess to the chimney breast, front facing UPVC double glazed window and a radiator.

Master Bedroom 4.02 x 3.84. Rear facing UPVC double glazed window, radiator and a cupboard. A door opens to the en-suite shower room.

En-Suite Shower Room 2.26 x 1.08. Fitted with a white suite comprising a shower enclosure, vanity wash hand basin and a low flush WC. Having tiling to the walls and floor, downlights to the ceiling and a rear facing UPVC double glazed window.

Bedroom 2 4.16 x 3.93. Front facing UPVC double glazed window and a radiator.

Bedroom 3 5.08 x 2.85. Rear facing UPVC double glazed window and a radiator.

Family Bathroom 2.91 x 1.54. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a vanity wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, heated towel rail and a side facing UPVC double glazed window.

Ground Floor Commercial Unit

Lobby 2.50 x 1.97. (The latter measurement increases to 3.03) With a stone flagged floor and doors open to a WC and the lobby of the ground floor accommodation.

WC Fitted with a white low flush WC and a vanity wash hand basin with tiling to splashback height.

Outside Of road parking is provided by a driveway and double garage. At the rear is an enclosed garden that has a flagged patio and lawn. A passageway houses the central heating boiler.

Double Garage Two up and over doors, power and lighting.



- Spacious split level property
- Three/four bedrooms
- Master bedroom with en-suite
- Driveway & double garage
- Commercial unit/shop front approx 44.5 sq. meters

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

