

FOR SALE



Dove Road, Pastures, Mexborough
Guide Price £220,000


MARTIN & CO



Dove Road, Pastures, Mexborough

3 Bedrooms, 2 Bathroom

Guide Price £220,000

- Semi detached
- Three storey
- Three / four bedrooms
- Open plan living
- Drive and garage

GUIDE PRICE £220,000 - £230,000. This versatile three-storey semi-detached family home is a must-see! Located on the edge of a popular development, this property is sure to impress a wide range of purchasers. With easy access to local amenities, transport links, and adjoining countryside it offers a convenient and comfortable lifestyle.

The property is currently configured as three bedrooms and a second sitting room on the first floor, but the sitting room can easily be used as a fourth bedroom if desired. Upon entering the property, you'll find an entrance hall with a staircase leading to the first-floor landing.

The open plan lounge/dining/kitchen area is the heart of the home. The kitchen features an extensive range of fitted wall and base units, including integrated appliances. It seamlessly flows into the dining/living area, which opens onto the rear garden through its doors. There's also a handy utility cupboard and a downstairs w.c.

On the first floor, you'll find the master bedroom with an en suite shower room, providing a private oasis. Additionally, there's a second lounge/bedroom four, offering flexible living space. The second-floor landing



leads to two further double bedrooms, perfect for accommodating a growing family or guests. The family bathroom on this floor features a three-piece suite.

Outside, the property boasts a garden area to the front, a drive, and a single garage, providing convenient parking options. The enclosed rear garden offers a patio, lawn and borders, creating a lovely outdoor space for relaxation and entertainment.

Don't miss out on the opportunity to own this fantastic property! Contact us for a viewing and see for yourself the potential it holds.

ENTRANCE HALL Having a spindled staircase rising to the first floor landing, front facing entrance door with matching side window and door leading to the downstairs accommodation.

OPEN PLAN KITCHEN / LOUNGE / DINING ROOM

KITCHEN AREA Having an extensive range of fitted wall and base units in walnut effect. Wall units include underlighting, extractor hood and there are downlights to the ceiling. Base units are set beneath contrasting worktops with matching upstand which include a four ring gas hob, integrated dishwasher, integrated fridge freezer, eye level electric oven and front facing window.

LOUNGE / DINING AREA Having doors which open directly onto the rear garden. Utility cupboard which has plumbing for the washing machine, central heating boiler and further storage.

DOWNSTAIRS CLOAK ROOM With a white two piece suite comprising of low flush w.c, wash hand basin, tiling to the walls, downlights to the ceiling, extractor fan and rear facing window.

FIRST FLOOR LANDING With a spindled balustrade, spindled staircase rising to the second floor landing and front facing window.



BEDROOM ONE A good size double room with fitted wardrobes to one wall and rear facing window.

EN SUITE SHOWER ROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, double shower cubicle, tiling to walls, downlights to the ceiling, extractor fan and rear facing window.

LOUNGE / BEDROOM A generous size room which can be utilized as either a second sitting room or bedroom four with front facing window.

SECOND FLOOR LANDING Having a spindled balustrade and loft access.

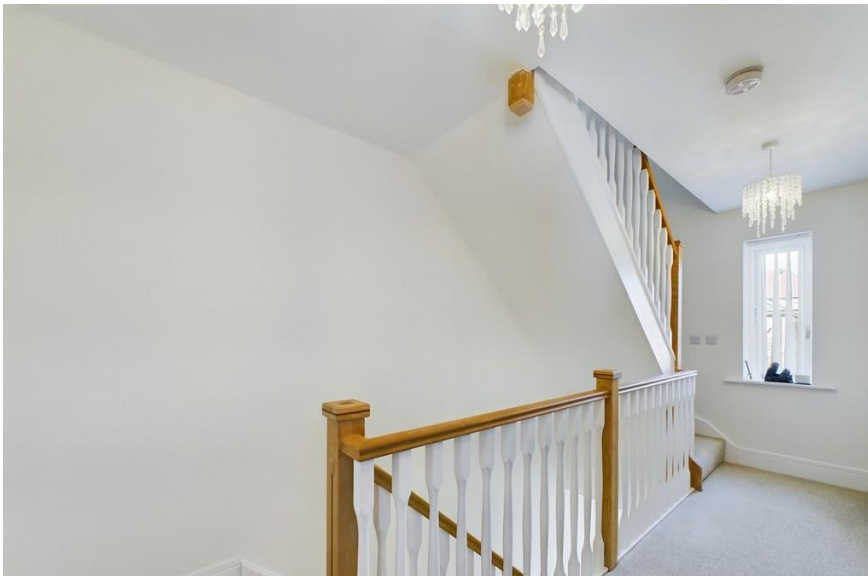
BEDROOM TWO A good size double bedroom with two front facing windows offering far reaching views.

BEDROOM THREE A good size double bedroom with

rear facing window.

FAMILY BATHROOM Having a white three piece suite which comprises of a low flush w.c, vanity wash hand basin, bath with shower set over, tiling to the walls, downlights to the ceiling, extractor fan and rear facing window.

OUTSIDE To the front of the property is a forecourt style garden with shrub borders. To the side is a drive which leads to the single garage. To the rear of the property is an enclosed garden with paved patio, lawn and shrub borders.







Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.