

Details as provided by the vendor



28 St. Marys Road, Tickhill

A charming Grade 2 listed end cottage, providing an abundance of character within a short walk to Tickhill's, local shops, facilities and amenities. A lovely long rear garden and ideally suited for a first time buyer or starter family home.

The cottage comprises of: Lounge, dining area with staircase to landing, breakfast kitchen with central island, landing which could be a convenient study area, main bedroom, bathroom and loft room with velux window. The gardens stretch down and include a panelled patio ideal for seating and entertaining in the warmer months, a brick storage shed handy for tools and equipment.

Asking Price Of £225,000

Offering huge potential, this former three bedroom dormer style bungalow has been reconfigured to create two double bedrooms and with some light modernisation, will make a wonderful family home. The property enjoys an open plan dining kitchen, spacious sitting room with access to the conservatory, two double bedrooms and stylish family bathroom. The property briefly comprises of : Entrance hall and stairs, sitting room with storage, conservatory, dining kitchen, first floor landing, two bedrooms and family bathroom.

The property retains many traditional features including a 'Boot Scraper' next to the front door, multi fuel burner to the lounge, bright and airy kitchen, gas heating, sealed unit double glazing and handy external store within the rear garden.

LOUNGE

11' 7" x 11' 9" (3.53m x 3.58m)



DINING AREA

7' 7" x 11' 8" (2.31m x 3.56m)



KITCHEN

11' 3" x 8' 9" (3.43m x 2.67m)



BEDROOM ONE

11' 5" x 11' 0" (3.48m x 3.35m)



LANDING

11' 5" x 7' 8" (3.48m x 2.34m)



LOFT ROOM

11' 5" x 9' 8" (3.48m x 2.95m)



BATHROOM

9' 4" x 4' 9" (2.84m x 1.45m)



GARDEN



DATED - 30/11/2023

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

