



**Cemetery Road, Mexborough S64 9PN**

**welcome to**

**Cemetery Road, Mexborough**

HOME IS WHERE THE HEART IS! An absolutely stunning 3 bedroom semi-det home on a highly sought-after street, boasting 2 reception rooms, a substantial drive, single garage PLUS further double garage & a beautiful rear garden - this makes a perfect family home. Internal viewing essential - CALL NOW!



### Agents Aml Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### Entrance Hall

A welcoming entrance hall accessed via a composite front door, with a double-glazed side-facing window providing natural light. Stairs rise to the first-floor accommodation, and a useful built-in storage cupboard offers practical storage space.

### Lounge

A cosy and inviting reception room featuring a front-facing double-glazed bay window allowing for plenty of natural light, a central heating radiator, and an attractive log burner creating a focal point to the room and a warm, welcoming atmosphere.

### Dining Room

A well-proportioned dining room featuring a central heating radiator and internal doors leading through to the kitchen, providing an ideal space for family dining and entertaining.

### Kitchen

A modern-style kitchen fitted with a range of wall and base units incorporating a sink and drainer. The kitchen benefits from an integrated gas hob, electric oven and extractor hood, together with plumbing for a washing machine and space for a fridge/freezer. There are two central heating radiators, providing ample warmth. The room also features rear-facing sliding patio doors, a rear-facing window, a side-facing stable door, and a side-facing window, allowing plenty of natural light throughout. A practical and well-equipped space ideal for everyday family living.

### Landing

Having a side-facing uPVC window providing natural light, with doors leading to the first-floor

accommodation. A bright and airy space connecting the bedrooms and bathroom.

### Bedroom One

A spacious bedroom featuring a front-facing uPVC window allowing plenty of natural light, a central heating radiator, and a range of fitted wardrobes providing excellent storage space. Ideal as a comfortable principal bedroom.

### Bedroom Two

A well-proportioned bedroom featuring a rear-facing uPVC window overlooking the garden and a central heating radiator. A bright and comfortable room offering versatile living accommodation.

### Bedroom Three

Featuring a front-facing uPVC window and a central heating radiator, together with a useful built-in storage cupboard providing additional storage space. The room also benefits from access to the loft space via a hatch with a pull-down ladder, offering further storage potential. A versatile room suitable for use as a bedroom, nursery, study, or home office.

### Bathroom

Fitted with a paneled bath with shower over, wash hand basin set within a vanity unit, and a low-flush W.C. The room also benefits from a central heating radiator and a rear-facing uPVC window providing natural light and ventilation. A well-appointed family bathroom finished to a practical standard.

### Outside

To the front of the property is a driveway providing off-road parking, extending down the side and leading to a single garage.

The rear garden enjoys a paved patio area, ideal for outdoor seating and entertaining, together with a lawned garden. Additional features include a useful log store and an outside tap.

The useful detached single garage features opening doors to both the front and rear, providing excellent

accessibility. The garage also benefits from two uPVC windows and a uPVC side access door & offers versatile storage, workshop, or parking space.

### Detached Double Garage

A substantial detached double garage fitted with an electric roller door, providing secure vehicle parking and storage. The garage also benefits from power and lighting, making it suitable for a variety of uses including a workshop, hobby space, or additional storage.



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## **Cemetery Road, Mexborough**

- Traditional 3 bedroom semi-detached home. Council Tax B. EPC TBC
- Extremely sought after street - excellently placed for amenities, schools, shops, transport, parks & Montagu Hospital
- Absolutely stunning throughout
- Spacious with lounge, dining room & kitchen/diner
- Substantial driveway & 2 garage (one of them being a double)

Tenure: Freehold EPC Rating: D  
Council Tax Band: B



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MXB120497 - 0002

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