



Doncaster Road, Mexborough S64 0HL

welcome to

Doncaster Road, Mexborough

NEST OR INVEST! Spacious 3 bed end terrace occupying a corner plot. Featuring 2 reception rooms, kitchen, family bathroom & an enclosed courtyard. Conveniently placed for Mexborough town centre, amenities, parks & transport links. Ideal for first time buyers / investors alike - 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.

Lounge

14' 10" x 13' 8" (4.52m x 4.17m)

A bright and comfortable reception room featuring a front facing window and a central heating radiator, creating an inviting space to relax and unwind.

Dining Room

12' x 16' 4" (3.66m x 4.98m)

A well-proportioned dining room featuring a front facing window that allows for plenty of natural light, together with a central heating radiator, creating an ideal space for family dining and entertaining.

Kitchen

8' 6" x 17' 3" (2.59m x 5.26m)

Fitted with a range of wall and base units incorporating a sink and drainer, this functional kitchen is equipped with an integrated gas hob, electric oven and cooker hood, along with space for a washing machine. The room also benefits from a rear facing window, providing natural light, and access to the cellar via an internal door.

Bedroom One

16' 5" x 12' 1" (5.00m x 3.68m)

A well-proportioned bedroom featuring a front facing window and a central heating radiator. The room also provides access to a walk-in wardrobe, offering excellent storage space, which could alternatively be utilised as a second bedroom, dressing room or home office, depending on individual requirements.

Bedroom Two / Walk In Wardrobe

Accessed from Bedroom One, this versatile room benefits from a front facing window and a central heating radiator. Currently utilised as a walk-in

wardrobe, the space could also serve as a nursery, dressing room, home office or occasional bedroom, depending on individual requirements.

Bedroom Three

12' 8" x 7' 7" (3.86m x 2.31m)

A pleasant bedroom fitted with a skylight window, allowing natural light to flow into the room, and a central heating radiator, creating a comfortable and versatile space suitable for a variety of uses.

Bathroom

A well-appointed bathroom fitted with a bath with shower over, hand wash basin and WC. The room also benefits from a skylight window, allowing natural light to flood the space, and a central heating radiator, creating a bright and comfortable environment.

Exterior

To the rear, the property enjoys a low-maintenance yard, providing an ideal outdoor space for seating and entertaining while requiring minimal upkeep.



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welcome to

Doncaster Road, Mexborough

- Spacious 3 bedroom end terrace property. EPC C. Council Tax A
- Excellently placed for amenities, schools, shops, parks & transport links
- Well presented accommodation throughout
- Two reception rooms & fitted kitchen
- Enclosed low maintenance courtyard area

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in the region of
£100.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120561 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



williamhbrown.co.uk