



Doncaster Road, Mexborough S64 0JW

welcome to

Doncaster Road, Mexborough

ALL ROADS LEAD TO HOME! A well located 3-bed mid-terrace close to Mexborough High St, schools, shops, parks & transport. Offering a spacious layout with lounge, dining room, kitchen & rear garden. Near parks & canal walks, with great scope to personalise and make your own. NO CHAIN - CALL NOW!

Ground Floor: Entrance Hallway

Having an entrance door to the front and stairs leading to the first floor.

Lounge

Comprises of a UPVC double glazed window to the front and a central heating radiator

Dining Room

Having a UPVC double glazed window to the rear and a central heating radiator.

Kitchen

A delightful kitchen which is presented with a range of wall and base units with co-ordinating work surfaces housing the inset sink and drainer unit and the oven and hob with a cooker hood above. Having a central heating radiator and a UPVC double glazed window and door to the rear.

1st Floor: Landing

Having access to the loft and a central heating radiator.

Bedroom One

Presented with a central heating radiator and a UPVC double glazed window.

Bedroom Two

Comprises of a central heating radiator and a UPVC double glazed window.

Bedroom Three

Presented with a central heating radiator and a UPVC double glazed window.

Bathroom

Comprises of a bath & a hand wash basin. There is also a central heating radiator, a fitted storage cupboard and a UPVC double glazed window.

Exterior:

Lawned garden to the rear.



welcome to
Doncaster Road,
Mexborough

- 3 bedroom mid terrace home. Council Tax A. EPC tbc
- Sought after location - excellently placed for amenities, schools, shops, transport links & Mexborough High St
- Close proximity to parks & scenic canal / country walks
- Spacious with lounge, dining room, kitchen,
- Garden to rear

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

offers in the region of

£110,000

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Property Ref:
MXB120264 - 0002

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