



Cromwell Road, Mexborough S64 9BB

welcome to

Cromwell Road, Mexborough

£110,000 - WELL WORTH A VIEW! This spacious mid terrace would make the perfect first home, family home or investment opportunity. Excellently placed for amenities, Mex High St, schools, shops & transport links. With a low maintenance rear garden 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.

Ground Floor

Lounge

The lounge benefits from a front-facing uPVC double-glazed window and a central heating radiator.

Kitchen / Diner

The open-plan kitchen/diner incorporates a dining area with access to the cellar via a separate door, rear-facing uPVC French doors providing access to the rear, and a central heating radiator.

The kitchen is fitted with a range of wall and base units with work surfaces, incorporating a sink unit, integrated hob, oven and extractor hood. Plumbing is provided for a washing machine & benefits from a side-facing uPVC window.

First Floor

Bedroom One

A well-proportioned bedroom having a front-facing uPVC double-glazed window and central heating radiator.

Bedroom Four

A versatile bedroom having a rear-facing uPVC double-glazed window and central heating radiator.

Bathroom

The bathroom comprises of a paneled bath with shower over, pedestal hand wash basin and low flush WC. There is a heated towel rail, a useful built-in storage cupboard housing the boiler, and a rear-facing uPVC double-glazed window.

Second Floor

Bedroom Two

A good sized bedroom enjoying a front-facing uPVC double-glazed window and central heating radiator.

Bedroom Three

A well-proportioned bedroom enjoying a rear-facing uPVC double-glazed window and central heating radiator.



view this property online williamhbrown.co.uk/Property/MXB120079



welcome to

Cromwell Road, Mexborough

- Spacious 4 bed mid terrace home. Council Tax A. EPC E
- Excellently placed for Mexborough High St, schools, shops, parks & transport links
- Well presented accommodation throughout
- Cellar
- Delightful, low maintenance rear garden

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

£110,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120079



Property Ref:
MXB120079 - 0004

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