



Uttoxeter Avenue, Mexborough S64 0BW

welcome to

Uttoxeter Avenue, Mexborough

A FRONT RUNNER! £250,00-£260,000- Executive 3 bed + office detached family home occupying a desirable cul-de-sac position on the prestigious Manor Estate. Offering spacious, beautifully presented accommodation, a garage, driveway parking & a delightful semi-rural setting. Perfect family home!



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

Entering through a side facing door, this welcoming entrance hall provides access to the accommodation and benefits from a useful built-in storage cupboard.

Lounge

A bright and comfortable living space featuring a front facing double glazed UPVC window that allows plenty of natural light to flow through, together with a central heating radiator.

Dining Room

A versatile dining space featuring patio doors providing access to the rear garden, a rear facing double glazed UPVC window allowing plenty of natural light, and a central heating radiator.

Kitchen

Fitted with a range of wall and base units incorporating a sink and drainer. Having an integrated electric oven, gas hob and extractor hood, along with an integrated washing machine and fridge/freezer. Benefiting from a side facing door, a side facing double glazed UPVC window, a central heating radiator and a useful pantry providing additional storage space.

Landing

Providing access to the first floor accommodation, the landing benefits from a side facing window allowing natural light to enter and a central heating radiator.

Bedroom One

A generously sized principal bedroom benefiting from a rear facing double glazed UPVC windows, creating a bright and airy atmosphere throughout.

The room also features a central heating radiator.

En Suite

Fitted with a hand wash basin and WC, the en suite also benefits from a central heating radiator.

Bedroom Two

A well proportioned bedroom featuring a front facing window, allowing for plenty of natural light, and a central heating radiator.

Bedroom Three

A bright and versatile bedroom benefiting from a side facing windows, allowing ample natural light to flow through the room. The bedroom also features a central heating radiator.

Office / Study / Playroom

A versatile room featuring a front facing window, allowing natural light to flow through, and a central heating radiator.

Bathroom

Fitted with a bath incorporating a shower, a hand wash basin and a WC. Having a side facing double glazed UPVC window providing natural light and a central heating radiator.

Outside

To the front of the property is a driveway providing off road parking.

To the rear is an attractive low maintenance garden featuring a decked seating area and artificial lawn, creating an ideal space for outdoor relaxation and entertaining.

Garage

A useful detached garage fitted with an up and over door, power and lighting, providing secure parking, storage or workshop space.



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welcome to

Uttoxeter Avenue, Mexborough

- Spacious 3 bed PLUS office detached family home. EPC C. Council Tax C
- Highly sought-after 'The Manor' area of Mexborough - Semi-rural feel yet excellently placed for amenities, schools, shops, transport & country walks
- Enviaible cul-de-sac position
- Generous living with 2 reception rooms & stunning kitchen
- Principal bedroom with en-suite WC

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

guide price



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB119071 - 0005

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.

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