



Dryden Road, Mexborough S64 0LF

welcome to

Dryden Road, Mexborough

THE ACE OF SPACE! A beautifully presented 3 bedroom end town house offering generous family-sized accommodation, including a spacious lounge, dining room, kitchen, W.C, enclosed garden & det double garage in a popular location. An internal viewing is a must to appreciate! CALL NOW!



Entrance Hall

Entered via a front-facing door, the welcoming entrance hall features a central heating radiator and provides access to the ground floor accommodation, with stairs rising to the first floor.

Lounge

A bright and spacious reception room having a front-facing double glazed window, a central heating radiator and patio doors providing access to the rear garden, creating an ideal space for both relaxing and entertaining.

Dining Room

A well-proportioned dining room featuring a front-facing double glazed window and a central heating radiator, providing an ideal space for family meals and entertaining guests.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces incorporating a sink and drainer. The kitchen also benefits from an integrated electric hob with oven beneath, cooker hood and integrated fridge, providing a functional and well-equipped space for everyday cooking.

Utility Room / Ground Floor Wc

Fitted with a hand wash basin and W.C., this useful utility space also provides plumbing and space for a washing machine. Having a rear-facing double glazed window and a central heating radiator.

Bedroom One

A generously sized principal bedroom, being the largest of the bedrooms, featuring both front and rear-facing double glazed windows which provide an abundance of natural light. The room also benefits from a central heating radiator, creating a comfortable and spacious retreat.

Bedroom Two

A well-proportioned second bedroom featuring a front-facing double glazed window, a central heating radiator and built-in storage, providing practical and

comfortable accommodation.

Bedroom Three

A good-sized third bedroom having a rear-facing double glazed window, a central heating radiator and access to the loft space, making it ideal as a bedroom, nursery or home office.

Shower Room

Fitted with a shower cubicle, hand wash basin and W.C., the shower room is completed by a rear-facing double glazed window and a central heating radiator, providing a practical and well-appointed space for everyday use.

Exterior

To the rear of the property is an enclosed lawned garden with a patio area, providing an ideal space for outdoor dining, entertaining and family enjoyment. A particular feature of the property is the substantial double garage, benefiting from an electric door, power and lighting, together with a side access door, offering excellent storage, workshop potential or secure parking.

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Double Garage



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welcome to

Dryden Road, Mexborough

- 3 well-proportioned bedrooms. EPC C. Council Tax A
- Popular residential location - excellently placed for local amenities, schools, shops, parks & transport links
- Beautifully presented throughout
- Spacious lounge, separate dining room & ground floor WC/utility
- Enclosed rear garden

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

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120568 - 0002

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