



Cromwell Road, Mexborough S64 9BB

welcome to

Cromwell Road, Mexborough

INVESTORS? POSSIBLY YOU! Beautifully presented 3 bedroom mid terrace arranged over 4 floors with useful cellar, en-suite to the top floor bedroom & a low maintenance rear yard. Sold with tenant in situ, offering a ready-made investment close to Mexborough town centre. CALL NOW!



Agents Note Aml

"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

A bright and welcoming reception room featuring a double glazed window and entrance door to the front elevation, a central heating radiator, and a beautiful log burner set within an attractive stone surround, creating a cosy focal point to the room.

Kitchen

A stunning modern kitchen fitted with a range of contemporary wall and base units, complemented by a central island providing additional workspace and storage. The kitchen is equipped with a sink and drainer, integrated electric hob and oven with cooker hood, fridge/freezer, dishwasher, and washing machine. A double glazed window and door to the rear elevation allow for plenty of natural light and convenient access to the garden.

Landing

Having built-in storage, providing useful space for household items and helping to keep the home organised.

Bedroom One

Occupying the attic floor, this spacious principal bedroom benefits from both front and rear facing double glazed windows, allowing for an abundance of natural light throughout the day. The room is further enhanced by a central heating radiator, creating a comfortable and inviting space to relax.

En Suite

Fitted with a shower cubicle, hand wash basin and WC, the en suite provides convenient facilities to the principal bedroom and is finished in a practical and modern style.

Bedroom Two

Situated on the first floor, this well-proportioned bedroom benefits from a rear facing double glazed window, allowing for plenty of natural light, and a central heating radiator, creating a comfortable space suitable for a range of uses.

Bedroom Three

A generously sized bedroom featuring two front facing double glazed windows, flooding the room with natural light. The room also benefits from a central heating radiator and useful built-in storage, providing practical space for everyday living.

Bathroom

A modern and spacious bathroom fitted with a bath, separate shower cubicle, hand wash basin and WC. The room also benefits from a front facing window, allowing for natural light, and a central heating radiator, completing this well-appointed family bathroom.

Cellar

A useful cellar space benefiting from a window and central heating radiator, offering excellent additional storage or potential for a variety of uses, subject to any necessary consents.

Exterior

To the rear, the property boasts a low-maintenance patio/yard, providing an ideal space for outdoor seating and entertaining with minimal upkeep required. On-street parking is available to the front, offering convenient parking for residents and visitors alike.



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welcome to

Cromwell Road, Mexborough

- 3 bedroom mid terrace property. EPC C. Council Tax A
- Excellently placed for Mexborough High St, schools, shops, parks & transport links
- Beautifully presented throughout
- Arranged over 4 floors with useful cellar
- En-suite to bedroom 1 on the top floor. Family bathroom

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

offers in the region of

£120.000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120602



Property Ref:
MXB120602 - 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.

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