



Harlington Road, , Mexborough, S64 0DE

- THREE BEDROOM SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- BEAUTIFUL DECOR
- EPC RATING: TBC
- OFF ROAD PARKING
- STUNNING LARGE ENCLOSED GARDEN
- POPULAR LOCATION
- COUNCIL TAX BAND: A

Guide Price £170,000 - £180,000

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Welcome to this charming three-bedroom semi-detached property located on Harlington Road in Mexborough, Rotherham. This delightful home boasts a sought-after location that is sure to capture your heart.

As you approach the property, you are greeted by the convenience of off-road parking with a large driveway, ensuring you never have to worry about finding a space for your vehicle.

Upon entering the house, you will be pleased to find two reception rooms and built-in storage in all three bedrooms, providing ample space to keep your belongings neatly organised. Having even more storage space located in the partially boarded attic with pull down ladder.

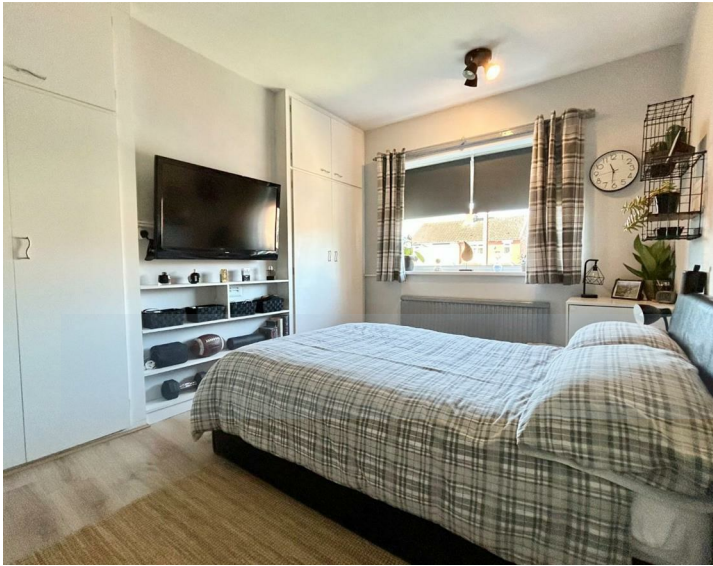


One of the highlights of this property is the beautiful large enclosed rear garden, complete with an extended decked area. Imagine enjoying a cup of tea in the morning or hosting a barbecue with friends and family in this serene outdoor space.

Whether you are looking for a cosy family home or a peaceful retreat, this property offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this house your home in this desirable location.



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ENTRANCE HALL
5'05" x 11'09"

KITCHEN
6'01" x 12'11"

DINING ROOM
11'03" x 13'01"

LOUNGE
11'10" x 13'05" including bay window

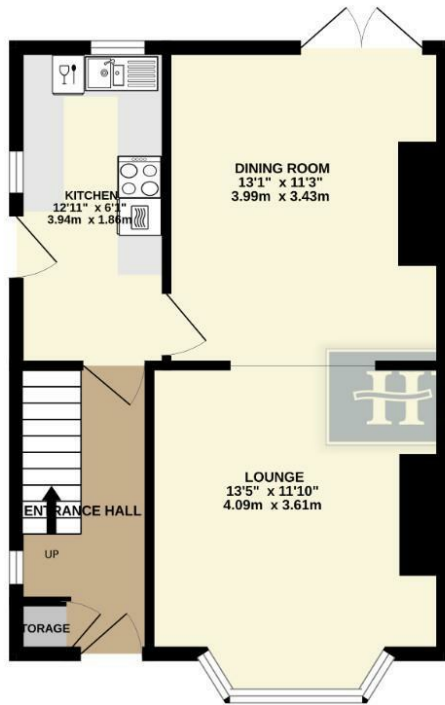
BEDROOM ONE
11'02" x 13'01" including wardrobes

BEDROOM TWO
10'09" x 11'06" including wardrobes

BEDROOM THREE
7'00" x 8'03"

BATHROOM
6'02" x 8'00"

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact dearnevally@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

