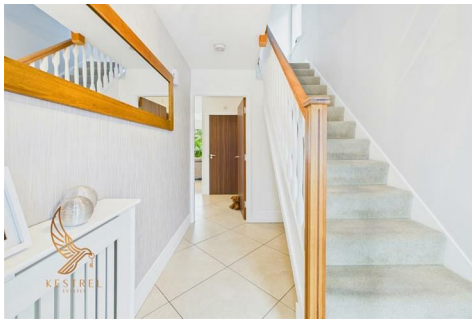




44 Dove Road, Mexborough, S64 0NQ

Welcome to Dove Road, a stunning and beautifully presented four-bedroom semi-detached home, perfect for first-time buyers and growing families.

Ideally positioned close to schools, parks, shops, and excellent commuter links, this property combines modern style with everyday convenience.

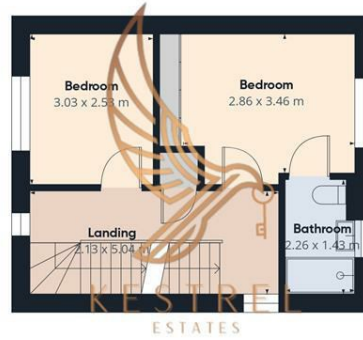
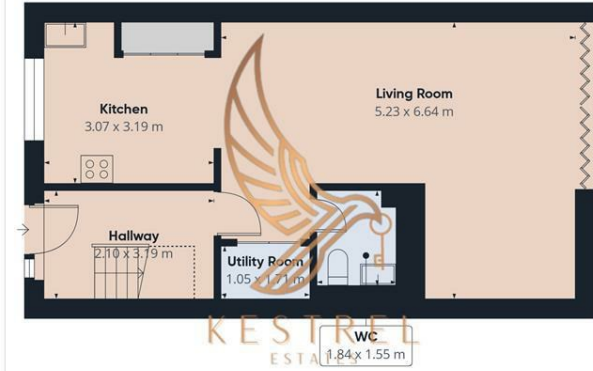
As you step inside, the quality and attention to detail are immediately clear. A welcoming hallway leads into a bright open-plan kitchen, dining and living area, with large bi-folding doors opening onto the private rear garden, an ideal spot for relaxing or entertaining. The sleek white gloss kitchen is both stylish and practical, complete with integrated appliances and generous storage. There is also the added benefit of a downstairs WC.

On the first floor, you'll find two well-proportioned bedrooms, both tastefully decorated and oozing in space. The impressive master bedroom which features built-in wardrobes and a contemporary en-suite shower room is found on this floor.

The second floor continues to impress, offering a modern family bathroom and two further generously sized

- Four Bedroom Semi Detached House Set Over Three Floors
- Four Generous Size Bedrooms
- Two Bathrooms
- Open Plan Living
- Master Bedroom With En-Suite
- Bi-folding Doors To The Garden
- Neutrally Decorated Throughout
- Off Street Parking
- Enclosed Garden
- Viewing Highly Recommended

£240,000



Approximate total area¹⁾
111.6 m²

Reduced headroom
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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	