

## 11 Lower Dolcliffe Road, Mexborough, S64 9PA

Tucked away on a quiet cul-de-sac in Mexborough is this fully renovated and beautifully presented three-bedroom end-terrace home. Perfect for first-time buyers and families alike, the property offers easy access to local schools, parks, shops, and excellent commuter links, all within walking distance of Mexborough town centre.

From the moment you step inside, the quality of the refurbishment and attention to detail are immediately apparent. A stylish new front door opens into a welcoming porch before leading you into a bright and spacious open-plan living area, currently arranged as both a dining and sitting room. The impressive fireplace forms a striking centrepiece, while patio doors open onto the private rear garden, ideal for relaxing or entertaining on summer evenings.

The modern kitchen is fitted with integrated cooking appliances and finished to a high standard. From the hallway, with its characterful exposed stonework, you'll find a generously sized ground-floor bathroom featuring a bath with shower over, wash hand basin, and WC.

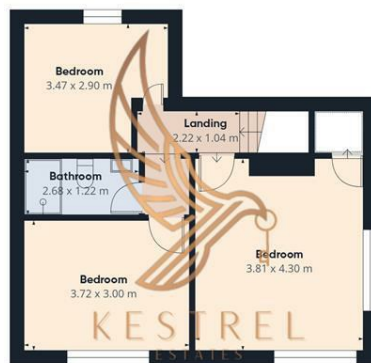
Upstairs, the sense of space continues with three well-proportioned bedrooms, each tastefully decorated. The first-floor bathroom offers contemporary comfort with a stylish walk-in shower.

- Fully Refurbished House
- Perfect for First Time Buyers
- Three Spacious Bedrooms
- Two Generous Sized Bathrooms
- Open Plan Living
- Original Stone Features
- Tastefully Decorated Throughout
- Private Garden
- Off Street Parking
- Viewing Highly Recommended

£130,000



Floor 0



Floor 1



Approximate total area<sup>1)</sup>  
96.8 m<sup>2</sup>

Reduced headroom  
0.4 m<sup>2</sup>

(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.

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