



**Adwick Road, Mexborough S64 0AR**

**welcome to**

**Adwick Road, Mexborough**

PREPARE TO BE CHARMED. Situated in this sought after part of Mexborough - this 3 bedroom detached feels like home the moment you step through the door. Boasting well kept & spacious accommodation throughout with larger than average gardens surrounding & a drive & garage - CALL NOW!





**Ground Floor:**

**Entrance Hallway**

**Downstairs W.C**

**Lounge**

11' 11" x 14' ( 3.63m x 4.27m )

**Dining Room**

16' 9" into bay window x 14' 1" ( 5.11m into bay window x 4.29m )

**Kitchen**

18' 1" x 8' 10" ( 5.51m x 2.69m )

**Lower Ground Floor:**

**Basement**

**1st Floor:**

**Bedroom One**

17' 1" into bay window x 11' 3" ( 5.21m into bay window x 3.43m )

**Bedroom Two**

14' 1" x 11' 11" ( 4.29m x 3.63m )

**Bedroom Three**

7' 11" x 10' 2" ( 2.41m x 3.10m )

**Shower Room**

**Exterior:**

**Garage**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Adwick Road, Mexborough

- Imposing 3 bedroom detached family home. EPC: D, Council Tax Band:C, Tenure: Freehold
- Popular location - excellently placed for amenities, schools, shops, transport links & Montagu hospital
- Well kept & spacious accommodation throughout
- Ent hall, lounge, dining room, kitchen, downstairs W.C, basement
- Driveway & garage

Tenure: Freehold EPC Rating: D

guide price

**£250,000 - £260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB116288](http://williamhbrown.co.uk/Property/MXB116288)



Property Ref:  
MXB116288 - 0006

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