

## Manvers Road, Mexborough S64 9EU



### welcome to

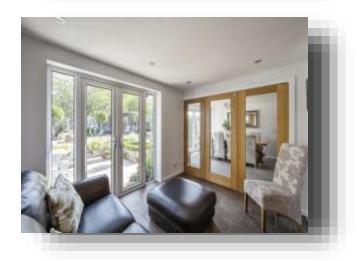
## Manvers Road, Mexborough

IN A LEAGUE OF THEIR OWN! Be prepared to be wowed the moment you step through the door of this absolutely stunning 4 bedroom detached home. Ticking all the boxes of family living with spacious accommodation, an en-suite bathroom, double drive, garage & a stunning landscaped rear garden - CALL NOW!















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.

**Ground Floor:** 

**Entrance Hall** 

**Downstairs W/ C** 

**Family Room/ Office** 15' 6" into bay x 8' 8" ( 4.72m into bay x 2.64m)

Lounge (open Plan With Dining) 11' 10" x 15' 10" ( 3.61m x 4.83m )

**Dining Room (open Plan** Living) 12' 7" x 10' 4" ( 3.84m x 3.15m )

Kitchen/ Snug Area 25' x 11' 3" (7.62m x 3.43m)

**Integral Garage** 

1st Floor:

Bedroom 3

En-suite

**First Floor Landing** 

**Bedroom One** 11' 7" x 10' 7" ( 3.53m x 3.23m )

**En-Suite** 

**Bedroom Two** 8' 8" x 13' 10" ( 2.64m x 4.22m )

**Bedroom Three** 9' 11" x 8' 5" ( 3.02m x 2.57m )

#### welcome to

## Manvers Road, Mexborough

- Four bedroom detached family home
- Popular, modern style residential cul-de-sac excellently placed for amenities, schools, shops & transport links
- Absolutely stunning throughout stylish & tastefully decorated from top to bottom
- Modern shaker style kitchen with integral appliances
- Spacious lounge/diner, kitchen/snug, family room/office, plus 4 further bedrooms

Tenure: Freehold EPC Rating: C

offers in the region of

£350,000



view this property online williamhbrown.co.uk/Property/MXB116267





Please note the marker reflects the postcode not the actual property



Property Ref: MXB116267 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

# william h brown



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW



williamhbrown.co.uk