



Baker Close, Kilnhurst Mexborough S64 5WH

welcome to

Baker Close, Kilnhurst Mexborough

WINDING YOUR WAY DOWN ON BAKER (CLOSE)! Sitting pretty on this delightful cul-de-sac on this sought after, modern style residential estate - this beautifully presented semi detached boasts a driveway, garage & delightful gardens to the front & rear. Excellent family home - CALL NOW!





Ground Floor:

Entrance Hallway

Lounge

10' into recess x 15' 1" (3.05m into recess x 4.60m)

Kitchen/ Dining Room

13' 4" x 8' 7" (4.06m x 2.62m)

Downstairs W/ C

1st Floor:

Bedroom One

13' 6" into recess x 10' 2" (4.11m into recess x 3.10m)

Bedroom Two

12' 11" x 7' 3" (3.94m x 2.21m)

Bathroom

Exterior:

Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Baker Close, Kilnhurst Mexborough

- GUIDE PRICE ***£160,000 - £170,000*** Council Tax Band: A
- Modern style 2 bedroom semi detached
- Highly sought after location - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented & stylishly decorated throughout
- Driveway & garage

Tenure: Freehold EPC Rating: B

guide price

£160,000 - £170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117284



Property Ref:
MXB117284 - 0003

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.

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william h brown



01709 583267



mexborough@williamhbrown.co.uk



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



williamhbrown.co.uk