

# Pitt Street, Mexborough S64 0LT



### welcome to

### Pitt Street, Mexborough

ONE VIEW IS ALL IT TAKES, FALLING IN LOVE WITH ME! This spacious terraced home offers absolutely stunning accommodation from top to bottom! Boasting 2 reception rooms & a generous sized lawned rear garden - An internal viewing is simply a must to appreciate the size & standard! CALL NOW!















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

#### **Ground Floor:**

Lounge 12' 2" x 12' into recess ( 3.71m x 3.66m into recess )

Dining Room 13' 1" into recess x 11' 4" ( 3.99m into recess x 3.45m )

**Kitchen** 14' 8" x 7' (4.47m x 2.13m)

**Utility Room** 

**Lower Ground Floor:** 

Cellar

1st Floor:

Bedroom One 12' 1" x 12' max ( 3.68m x 3.66m max )

**Bedroom Two** 11' 2" x 8' 3" ( 3.40m x 2.51m )

Bathroom

2nd Floor:

Attic Room 15' 1" to wardrobes & into recess x 12' ( 4.60m to wardrobes & into recess x 3.66m

**Exterior:** 

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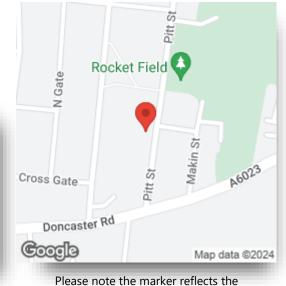
- Two bedroom + ATTIC terraced home
- Absolutely beautifully presented accommodation throughout move in condition
- Excellently placed for local amenities, schools, shops, transport links & parks
- Log burner in the living room
- Lounge, dining room, kitchen, cellar

Tenure: Freehold EPC Rating: D

## £125,000







postcode not the actual property

The Property Ombudsman

Property Ref: MXB116986 - 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.

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