



Sedgefield Way, Mexborough S64 0BE

welcome to

Sedgefield Way, Mexborough

Nestled in the Manor Estate, where Red Legged Partridges roam freely! Standing proud in this extremely sought after location, this 3/4 bedroom bungalow occupies a larger than average plot with delightful gardens that surround. Boasting beautiful accommodation, a wide driveway & large DOUBLE garage!





Floor Plan

Garage

Entrance Hallway

Lounge

13' 9" x 16' 6" (4.19m x 5.03m)

Double Aspect Kitchen/Diner

22' 10" x 10' 2" (6.96m x 3.10m)

Utility Room/W.C

5' 11" x 7' 9" (1.80m x 2.36m)

Hallway

Family Room / Bedroom 4

13' 5" x 17' 2" (4.09m x 5.23m)

Bedroom One

13' x 10' 4" (3.96m x 3.15m)

Bedroom Two

8' 11" x 12' to wardrobes (2.72m x 3.66m to wardrobes)

Bedroom Three

9' 2" x 10' 4" (2.79m x 3.15m)

Bathroom

Exterior

Large Double Garage

17' 8" x 25' 4" (5.38m x 7.72m)

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

Sedgefield Way, Mexborough

- 3/4 bedroom detached bungalow on generous sized plot, Council Tax Band D
- Extremely sought after location of 'The Manor' - excellently placed for amenities, schools, transport links & Montagu hospital
- Deceptively spacious larger than life accommodation - lounge, double aspect kitchen/dining room, family room/4th bedroom, utility/W.C, office/porch
- Beautifully presented throughout
- Generous sized lawned garden to the front. Delightful lawned gardens to the side & rear

Tenure: Freehold EPC Rating: C

£300,000



view this property online williamhbrown.co.uk/Property/MXB117029



Property Ref:
MXB117029 - 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.

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