



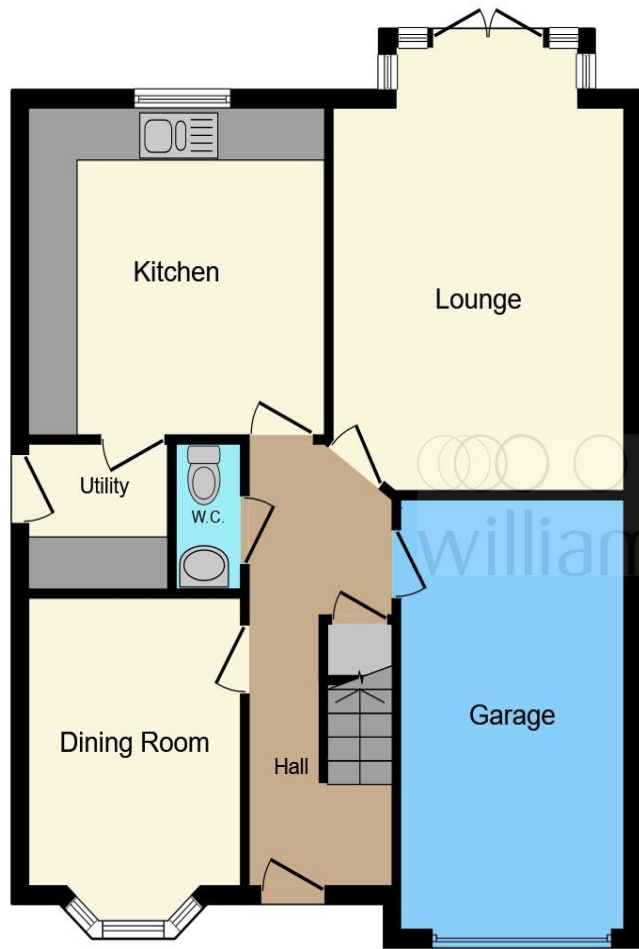
Waterway Lane, Kilnhurst Mexborough S64 5SS

welcome to

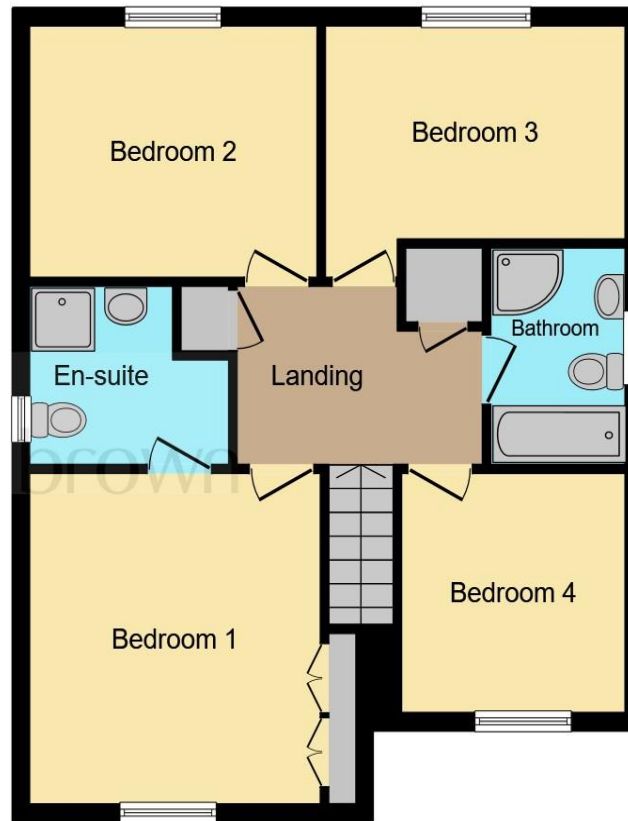
Waterway Lane, Kilnhurst Mexborough

IS YOUR FAMILY GROWING? Standing proud in this ever sought after, residential estate - this imposing four bedroom detached ticks all the boxes of family living! Boasting beautifully presented accommodation, a d/stairs W.C, en-suite, drive, garage & delightful gardens - THIS MUST BE VIEWED- CALL NOW!





Ground Floor



First Floor

Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

11' 7" x 16' 11" (3.53m x 5.16m)

Dining Room

8' 7" x 10' 8" (2.62m x 3.25m)

Kitchen/Diner

11' 10" x 12' 4" extending to (3.61m x 3.76m extending to)

Utility Room

1st Floor:

Landing

Bedroom One

12' 5" x 11' 5" (3.78m x 3.48m)

En-Suite

Bedroom Two

9' 6" x 11' 8" (2.90m x 3.56m)

Bedroom Three

12' 1" extending to x 8' 1" (3.68m extending to x 2.46m)

Bedroom Four

9' 5" x 8' 10" (2.87m x 2.69m)

Bathroom

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

Waterway Lane, Kilnhurst Mexborough

- 4 bedroom detached family home
- Extremely sought after, delightful residential estate
- Excellently placed for local amenities, schools, shops & transport links
- Beautifully presented & spacious throughout
- Lounge, dining room, kitchen, utility

Tenure: Freehold EPC Rating: C

guide price

£320,000 - £340,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB117662](https://www.williamhbrown.co.uk/Property/MXB117662)



Property Ref:
MXB117662 - 0003

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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.



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