



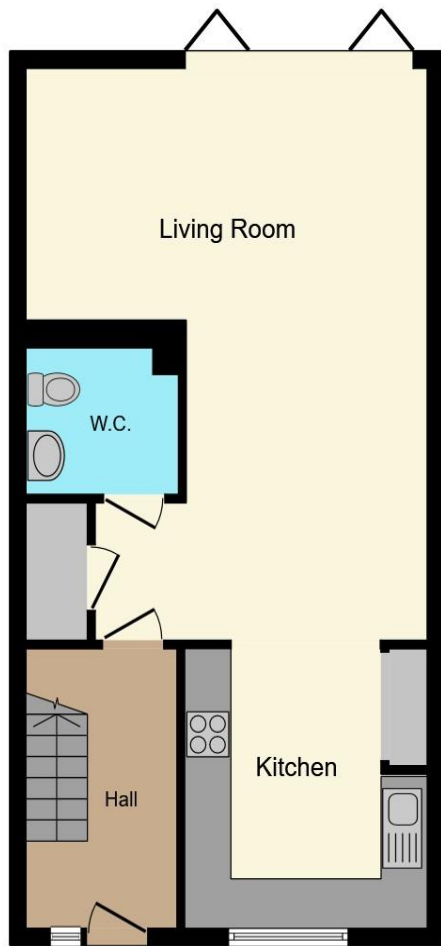
Avocet Close, Mexborough S64 0FJ

welcome to

Avocet Close, Mexborough

THROUGH THE KEY HOLE! Nestled on the ever sought after 'Pastures Estate'- this four bedroom town house offers excellent, family sized accommodation set over 3 floors. Boasting beautifully presented & contemporary accommodation, a delightful rear garden & off street parking - DON'T DELAY - CALL NOW!





Ground Floor



First Floor



Second Floor

Ground Floor:

Entrance Hallway

Downstairs W.C

Diner/Lounge/ Kitchen

17' 1" into recess x 34' (5.21m into recess x 10.36m)

Utility Area

1st Floor:

Landing

Bedroom One

9' 10" x 11' 4" (3.00m x 3.45m)

En-Suite

Bedroom Four

9' 10" x 8' 2" (3.00m x 2.49m)

2nd Floor:

Landing

Bedroom Two

9' 4" x 12' 5" (2.84m x 3.78m)

Bedroom Three

13' 5" x 8' 11" (4.09m x 2.72m)

Bathroom

Exterior:

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

Avocet Close, Mexborough

- Modern style four bedroom town house set over 3 floors
- Sought after location of the 'Pastures Estate'. Semi rural feel yet excellently connected
- Beautifully presented & contemporary throughout
- Downstairs W.C, en-suite & family bathroom
- Driveway to the front

Tenure: Freehold EPC Rating: B

£225,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB117880](https://www.williamhbrown.co.uk/Property/MXB117880)



Property Ref:
MXB117880 - 0002

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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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