



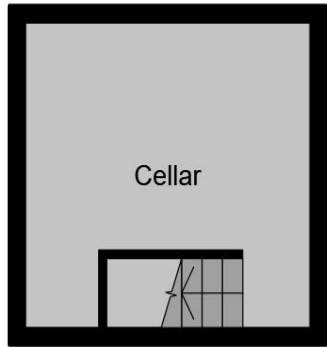
Church Street, MEXBOROUGH S64 0EX

welcome to

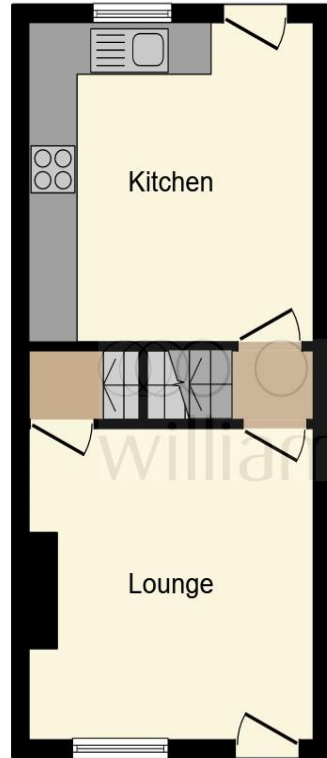
Church Street, MEXBOROUGH

TAKE ME TO CHURCH (street) -Offered to the market with no chain is this absolutely beautiful terrace. Boasting beautifully presented accommodation throughout, 2 bedrooms PLUS attic & a low maintenance rear garden - Perfect purchase for first time buyers /investors alike -CALL NOW!!

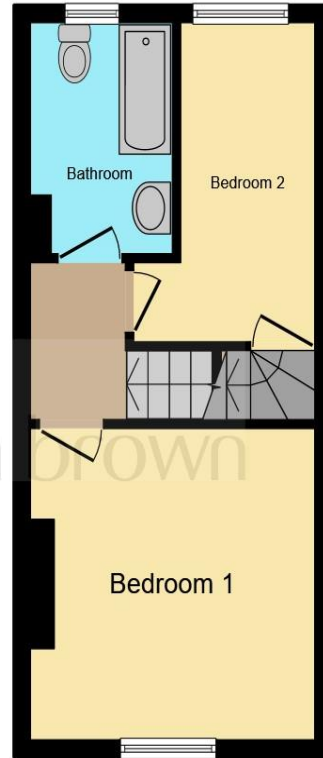




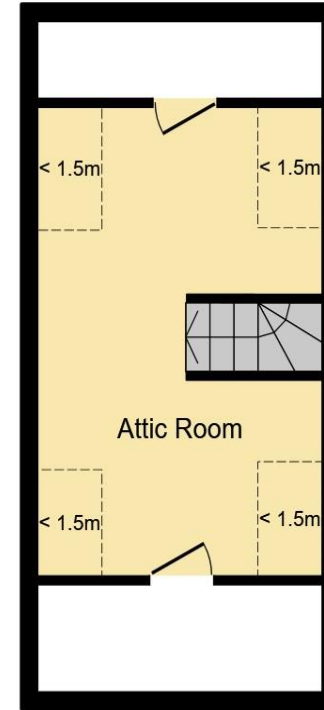
Cellar



Ground Floor



First Floor



Second Floor

Ground Floor:

Lounge

11' 10" x 11' 10" into recess (3.61m x 3.61m into recess)

Kitchen

12' 1" x 11' 7" (3.68m x 3.53m)

Cellar

1st Floor:

Bedroom One

11' 11" x 11' 10" into recess (3.63m x 3.61m into recess)

Bedroom Three

12' 1" x 5' 7" (3.68m x 1.70m)

Bathroom

2nd Floor:

Attic Room

17' 11" x 11' 11" (5.46m x 3.63m)

Exterior:

Agents Note:

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

Church Street, MEXBOROUGH

- Two bedroom PLUS attic room property - EPC Rating E
- Council Tax Band A
- Highly sought after street in Mexborough - well placed for amenities, schools, town centre, train/bus station & canal walks
- Beautifully presented & tastefully decorated accommodation throughout
- Low maintenance rear garden
- Excellent purchase for first time buyers / young families & investors alike

Tenure: Freehold EPC Rating: E

guide price **£110,000 - £120,000**



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117942



Property Ref:
MXB117942 - 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.



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