



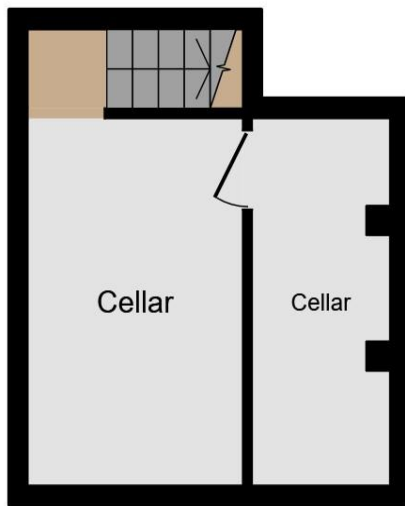
Wellington Street, Mexborough S64 9DD

welcome to

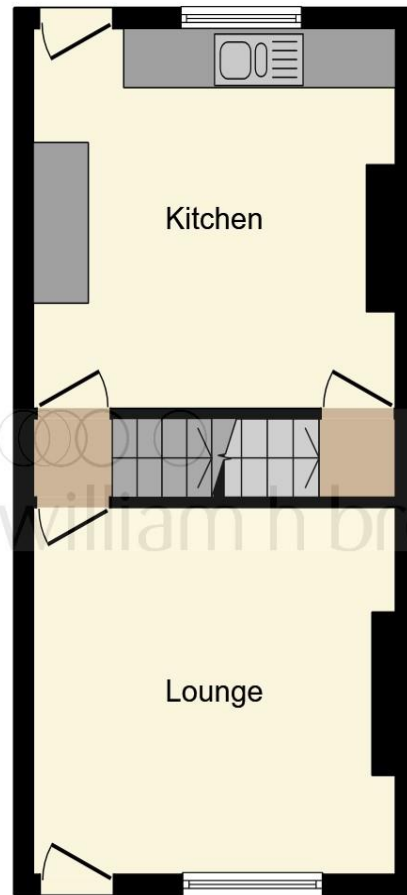
Wellington Street, Mexborough

NEST OR INVEST! Situated in this popular, location, excellently placed for amenities, schools, shops & transport links, this well presented mid terrace makes an excellent purchase for first time buyers / investors alike. Offered with no chain & boasting a cellar & a lawned rear garden - CALL NOW!





Cellar



Ground Floor



First Floor

Ground Floor:

Lounge

12' 7" into recess x 12' 3" (3.84m into recess x 3.73m)

Kitchen/Diner

13' x 12' 7" (3.96m x 3.84m)

Lower Ground Floor:

Cellar

1st Floor:

Bedroom One

12' 4" x 12' 7" into recess (3.76m x 3.84m into recess)

Bedroom Two

9' 6" into recess x 9' 10" (2.90m into recess x 3.00m)

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

Wellington Street, Mexborough

- 2 bedroom mid terrace. EPC D. Council Tax Band A
- Agents Note: Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.
- Excellently placed for local amenities, schools, shops & transport links
- Well presented throughout
- Useful cellar

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118085



Property Ref:
MXB118085 - 0005

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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