



32a Newsam Road, Kilnhurst MEXBOROUGH S64 5UN

welcome to

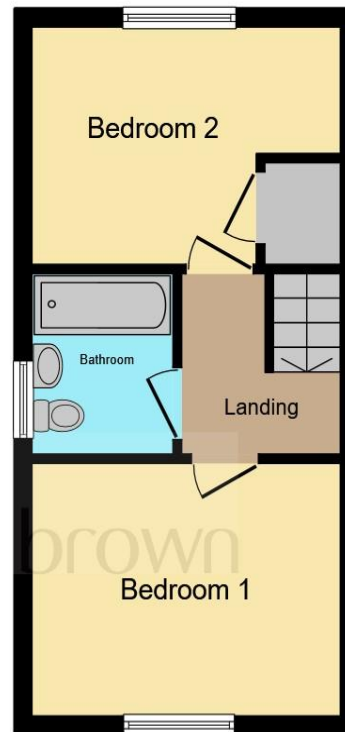
32a Newsam Road, Kilnhurst MEXBOROUGH

OUT WITH THE OLD, IN WITH THE NEW(SAM) - This modern style & well-presented semi-det is front-page news! Offering stylish living in a sought-after location. With a drive, garage, & a delightful rear garden, this home is an excellent choice for first-time buyers & young families alike. CALL NOW!





Ground Floor



First Floor

Ground Floor:

Entrance Porch

Downstairs W.C

Lounge

14' x 11' 11" (4.27m x 3.63m)

Kitchen/Dining Room

11' 11" x 11' 4" (3.63m x 3.45m)

1st Floor:

Landing

Bedroom One

9' 2" x 12' 1" (2.79m x 3.68m)

Bedroom Two

8' 10" x 12' into recess (2.69m x 3.66m into recess)

Bathroom

Exterior:

Garage

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

32a Newsam Road, Kilnhurst MEXBOROUGH

- 2 bedroom semi detached home. EPC C. Council Tax A
- Sought after location, excellently placed for amenities, schools, shops & transport links
- Beautifully presented throughout
- Driveway & garage providing off street parking and / or additional storage
- Delightful low maintenance rear garden

Tenure: Freehold EPC Rating: C

offers in the region of

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118358



Property Ref:
MXB118358 - 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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