



Avocet Close, Mexborough S64 0FJ

welcome to

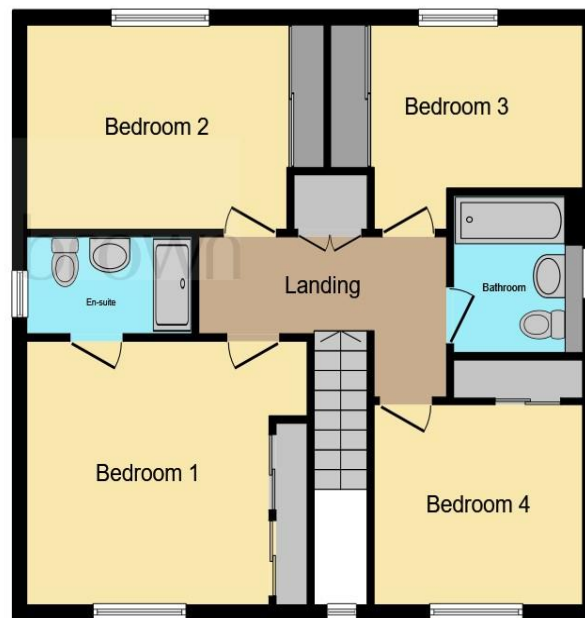
Avocet Close, Mexborough

I'M MOVIN' ON UP! Standing proud on the extremely sought after development of 'The Pastures' - this four bedroom detached oozes with class & style. Boasting spacious accommodation which ticks all the boxes of family living, along with a drive, integral garage & stunning rear garden- CALL NOW!





Ground Floor



First Floor

Ground Floor:

Entrance Hallway

Family/Dining Room

13' 3" x 9' 4" (4.04m x 2.84m)

Kitchen

16' 7" x 13' (5.05m x 3.96m)

Lounge

17' 9" x 10' 1" (5.41m x 3.07m)

Utility Room

4' 9" x 6' 2" (1.45m x 1.88m)

Downstairs W.C

Integral Garage

1st Floor:

Landing

Bedroom One

13' 2" x 12' 1" (4.01m x 3.68m)

En-Suite

Bedroom Two

14' 6" x 9' (4.42m x 2.74m)

Bedroom Three

12' 5" x 9' (3.78m x 2.74m)

Bedroom Four

10' 3" x 9' 2" (3.12m x 2.79m)

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

- 4 bedroom detached family home. Council Tax Band E. £290,000 - £300,000
- Highly sought after location - semi rural feel yet excellently placed for amenities, schools, shops, transport links & country walks
- Absolutely stunning throughout
- Downstairs W.C, en-suite & family bathroom
- Lounge, second sitting/dining area, kitchen, utility

Tenure: Freehold EPC Rating: B

Council Tax Band: E



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118464



Property Ref:
MXB118464 - 0004

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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