



**Hills Close, Mexborough S64 9PB**

**welcome to**

**Hills Close, Mexborough**

THE PEAK OF PERFECTION ON HILLS CLOSE! Sitting pretty on this sought after residential estate, this 3 bedroom semi-det makes a perfect family home. Renovated to a high standard, with a conservatory, walk in wardrobe, drive & a stunning rear garden to boot. NO CHAIN - CALL NOW!







## Ground Floor:

### Entrance Hallway

### Downstairs W.C

### Lounge

13' 6" x 15' 5" ( 4.11m x 4.70m )

### Kitchen

8' 2" x 10' 2" ( 2.49m x 3.10m )

### Conservatory

8' 6" x 12' 2" ( 2.59m x 3.71m )

## 1st Floor:

### First Floor Landing

### Bedroom Two

13' 5" x 9' 2" ( 4.09m x 2.79m )

### Bedroom Three

13' 6" x 9' 8" ( 4.11m x 2.95m )

### Bathroom

## 2nd Floor:

### Second Floor Landing

### Bedroom One

13' 6" x 17' 6" ( 4.11m x 5.33m )

### Walk In Wardrobe

9' 6" x 4' 8" ( 2.90m x 1.42m )

### 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](http://www.focalagent.com)

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## **Hills Close, Mexborough**

- Modern style 3 bedroom semi detached. EPC C. Council Tax B.
- Highly sought after residential estate, excellently placed for amenities, schools, shops & transport links
- Renovated to a high standard throughout by the current owners
- 3 generous sized bedrooms. Full length walk in wardrobe to bedroom 1. Fitted wardrobes to a further 2 bedrooms
- Stunning professionally fitted kitchen

Tenure: Freehold EPC Rating: C  
Council Tax Band: B



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118444](https://williamhbrown.co.uk/Property/MXB118444)



Property Ref:  
MXB118444 - 0006

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