



**Clayfield Avenue, Mexborough S64 0PW**



**welcome to**

**Clayfield Avenue, Mexborough**

MOLDED TO PERFECTION! A beautifully presented 4-bed semi-detached home on this sought-after street. Features inc spacious living areas, en-suite bedroom, driveway, garage, and a charming rear garden. An excellent family purchase. An internal viewing is a must to truly appreciate. CALL NOW!





**Ground Floor**



**First Floor**

**Ground Floor:**

**Entrance Hallway**

**Lounge/Diner**

11' 8" x 26' 1" ( 3.56m x 7.95m )

**Kitchen**

7' 7" x 13' 3" ( 2.31m x 4.04m )

**Utility Room/Store**

**Store**

**1st Floor:**

**Landing**

**Bedroom One**

15' 10" x 11' 2" ( 4.83m x 3.40m )

**En-Suite**

**Bedroom Two**

10' 2" x 11' 7" ( 3.10m x 3.53m )

**Bedroom Three**

10' 3" x 10' 5" ( 3.12m x 3.17m )

**Bedroom Four**

8' 11" x 7' ( 2.72m x 2.13m )

**Bathroom**

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

welcome to

## Clayfield Avenue, Mexborough

- 4 bedroom semi-detached. EPC D, council Tax B
- Highly sought after street - excellently placed for local amenities, schools, shops, parks, transport links & scenic walks
- Beautifully presented throughout
- Deceptively spacious - lounge, kitchen, utility/store/living area
- 4 well proportion bedrooms. En-suite & family bathroom

Tenure: Freehold EPC Rating: D

guide price

**£200,000 - £220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118577](https://williamhbrown.co.uk/Property/MXB118577)



Property Ref:  
MXB118577 - 0005

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