



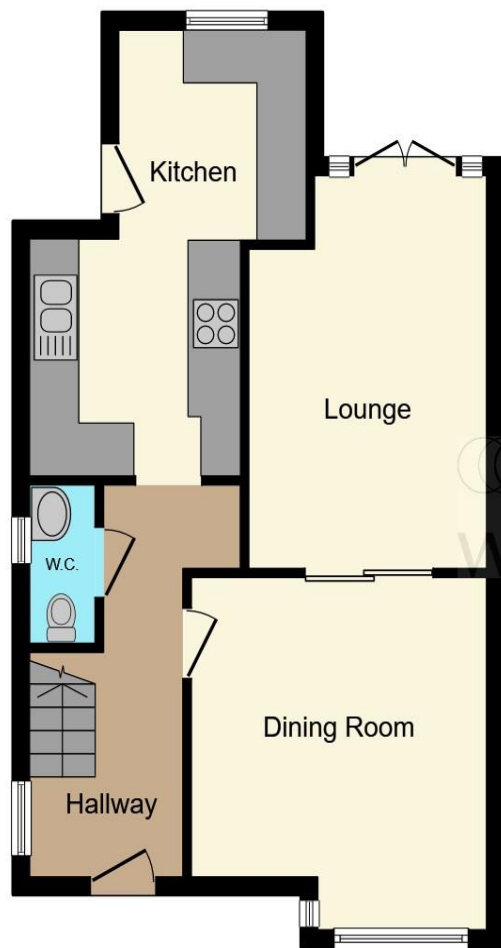
Park Avenue, Mexborough S64 9PG

welcome to

Park Avenue, Mexborough

PARKLIFE!! Perfectly located for local amenities, Mex High St, schools, shops, transport links, & Montagu Hospital, this property is brimming with potential. With a shared drive, & a delightful rear garden with versatile outbuilding, it's an excellent family home in the making. NO CHAIN - CALL NOW!

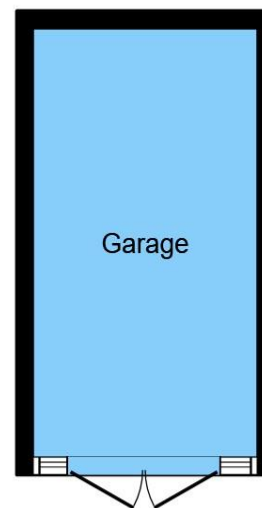




Ground Floor



First Floor



Garage

Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

13' 1" x 11' 11" (3.99m x 3.63m)

Dining Room

15' 6" x 9' 5" (4.72m x 2.87m)

Kitchen

16' 6" x 8' 5" (5.03m x 2.57m)

1st Floor:

Landing

Bedroom 1

12' 8" x 10' 7" (3.86m x 3.23m)

Bedroom 2

13' 8" x 10' 10" (4.17m x 3.30m)

Bedroom 3

6' 11" x 7' 5" (2.11m x 2.26m)

Bathroom

Exterior:

Outbuilding

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

Park Avenue, Mexborough

- 3 bedroom semi detached. EPC tbc. Council Tax A
- Mexborough High Street, local amenities, schools, shops, transport links, & Montagu Hospital
- A blank canvas of well presented accommodation - ideal to put your own stamp on
- Spacious throughout - lounge, dining room, kitchen, utility
- Shared driveway

Tenure: Freehold EPC Rating: Awaited

guide price

£140,000 - £150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118434



Property Ref:
MXB118434 - 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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