



**Park Avenue, Mexborough S64 9PG**

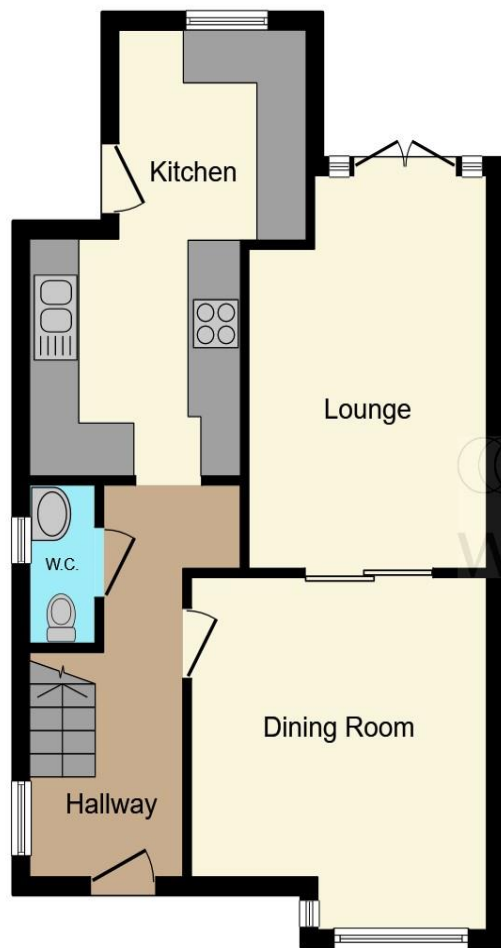
**welcome to**

**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!



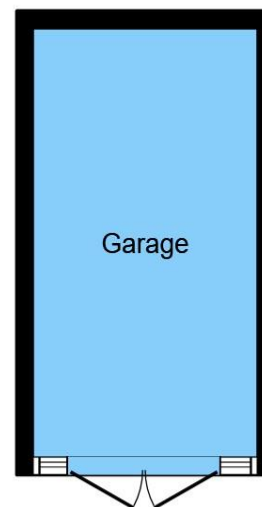




**Ground Floor**



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

welcome to

## Park Avenue, Mexborough

- 3 bedroom semi detached. EPC D. 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: D

Council Tax Band: A

guide price

**£130,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118434](http://williamhbrown.co.uk/Property/MXB118434)



Property Ref:  
MXB118434 - 0007

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