



Thomas Hill Grove, Kilnhurst Mexborough S64 5WG

welcome to

Thomas Hill Grove, Kilnhurst Mexborough

HAPPINESS IS HOMEMADE! Beautifully presented 3-bed semi in sought-after residential estate. Features include d/stairs W.C., front & rear gardens, driveway & garage. Ideal for families - close proximity to schools, shops & transport links. A perfect blend of comfort, style & location! CALL NOW!



Entrance Hall

Having a door to the front & a central heating radiator.

Lounge

10' 10" x 13' 7" (3.30m x 4.14m)

Having patio doors, a window to the rear and a central heating radiator.

Kitchen

16' 2" x 10' 2" (4.93m x 3.10m)

A contemporary kitchen fitted with a range of wall & base units with co-ordinating work surfaces housing the sink & drainer unit and the appliances such as electric oven with electric hob and cooker hood above and the washing machine. There is also a window the side and a central heating radiator.

Landing

Having access to the loft and a central heating radiator.

Bedroom One

8' 2" x 10' 6" (2.49m x 3.20m)

Having fitted wardrobes providing hanging & storage space, a window to the front and a central heating radiator.

Bedroom Two

7' 2" x 12' 7" (2.18m x 3.84m)

Having a window to the rear and a central heating radiator.

Bedroom Three

6' 1" x 9' 1" (1.85m x 2.77m)

Having a window to the front and a central heating radiator.

Family Bathroom

Fitted with a bath with shower over, a wash hand basin and a W.C, There is also a central heating radiator and a window to the side.

Outside

To the front of the property is a lawned garden

alongside a driveway offering convenient off street parking. The area is also equipped with both hot and cold water taps, ideal for car / dog washing or garden maintenance etc .

Rear Garden & Patio

To the rear lies a further lawned garden complemented by a spacious patio area, perfect for outdoor dining or relaxation. The garden also benefits from power and lighting, making it a versatile space for evening entertaining or practical use.

Garage

Having power & light and an up & over door.



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welcome to

Thomas Hill Grove, Kilnhurst Mexborough

- 3 bedroom semi-detached family home. Council Tax B. EPC B
- Sought after residential estate - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented throughout
- Downstairs W.C
- Gardens to the front & rear. Front with hot and cold water taps. Power & lighting to the rear

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

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB118897 - 0004

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