



**Mayfield Harlington Road, Adwick-upon-Deerne
MEXBOROUGH S64 0NL**

welcome to

Mayfield Harlington Road, Adwick-upon-Dearne MEXBOROUGH

ESCAPE TO THE COUNTRY! Mayfield is a beautifully refurbished detached home offering generous proportions, elegant interiors & a tranquil countryside setting. With 3 double bedrooms, en-suite, conservatory, summerhouse, outdoor bar, sweeping drive, double garage & stunning views! A rare find!





Entrance Porch

Entrance Hallway

Downstairs W.C

Lounge

13' 11" x 33' 10" (4.24m x 10.31m)

Office

4' 10" x 16' 2" (1.47m x 4.93m)

Kitchen

12' 2" x 16' 1" (3.71m x 4.90m)

Utility Room

5' 8" x 12' 10" (1.73m x 3.91m)

Conservatory

12' 1" x 10' 4" (3.68m x 3.15m)

Separate W.C

Bedroom One

16' x 13' 1" (4.88m x 3.99m)

Dressing Room

En-Suite

Bedroom Two

13' 5" x 13' 3" (4.09m x 4.04m)

Bedroom Three

12' 6" x 9' 7" (3.81m x 2.92m)

Shower Room

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

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Mayfield Harlington Road, Adwick-upon-Deerne MEXBOROUGH

- Detached 3 bedroom home on generous plot. EPC C. Council tax E
- Beautiful countryside setting with open views. Rural yet excellently placed for amenities, schools, shops & country walks / restaurants
- Refurbished by current owners throughout with elegant finishes.
- Spacious layout -with lounge, study, family room & conservatory.
- Main bedroom suite with dressing room & ensuite.

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118521



Property Ref:
MXB118521 - 0002

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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