



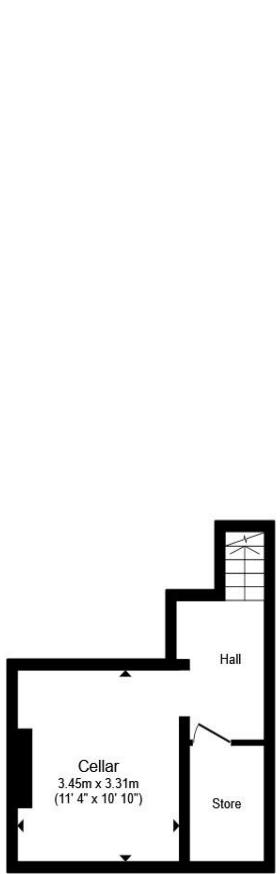
**Park Road, Mexborough S64 9PE**

**welcome to**

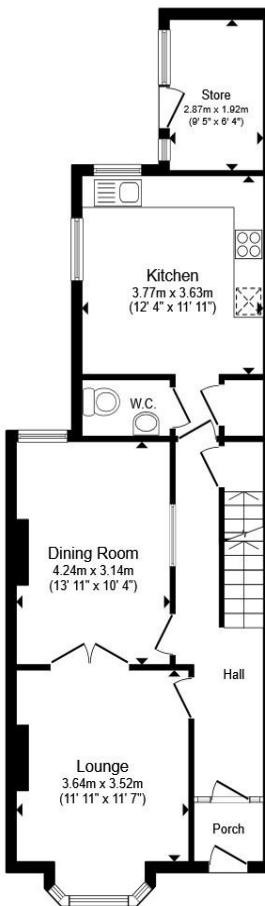
## **Park Road, Mexborough**

£160,000-£170,000 - PARKLIFE!! Situated in this highly sought after party of Mexborough, well placed for schools, parks, town centre & bus/train links - this deceptively spacious 4 bed period terrace boasts well presented accommodation & a delightful lawned rear garden - EXCELLENT FAMILY HOME!

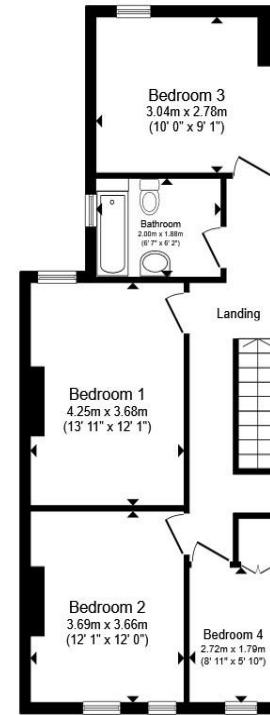




**Cellar**



**Ground Floor**



**First Floor**

Total floor area 146.4 m<sup>2</sup> (1,576 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



## **Ground Floor:**

### **Entrance Porch**

### **Entrance Hallway**

### **Lounge**

14' 1" into bay window x 11' 6" into recess ( 4.29m into bay window x 3.51m into recess )

### **Dining Room**

13' 11" x 10' 3" into recess ( 4.24m x 3.12m into recess )

### **Kitchen**

12' 3" x 9' 1" ( 3.73m x 2.77m )

## **Lower Ground Floor:**

### **Cellar**

## **1st Floor:**

### **Bedroom One**

13' 11" x 11' 11" into recess ( 4.24m x 3.63m into recess )

### **Bedroom Two**

11' 11" x 12' 2" into recess ( 3.63m x 3.71m into recess )

### **Bedroom Three**

9' 2" x 9' 11" into recess ( 2.79m x 3.02m into recess )

### **Bedroom Four**

5' 10" x 8' 9" ( 1.78m x 2.67m )

welcome to

## Park Road, Mexborough

- Four bedroom Victorian mid terrace. EPC D. Council Tax A
- Highly sought after location - excellently placed for schools, parks, shops, amenities & Mexborough train/bus station
- Deceptively spacious accommodation throughout - lounge, dining room, kitchen
- Well presented accommodation throughout
- Two reception rooms & two cellars

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£160,000 - £170,000**



view this property online [williamhbrown.co.uk/Property/MXB119376](http://williamhbrown.co.uk/Property/MXB119376)

Please note the marker reflects the postcode not the actual property



Property Ref:  
MXB119376 - 0003

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william h brown



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