



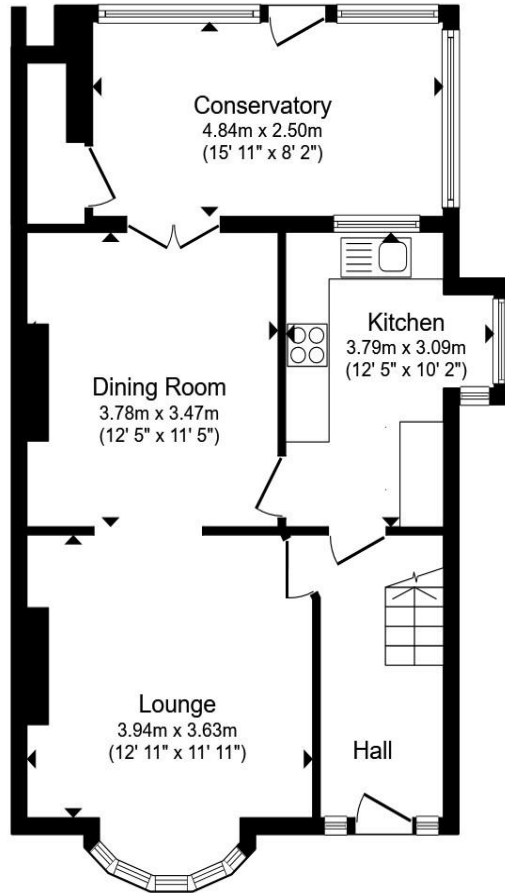
Castle Hill Avenue, MEXBOROUGH S64 0HJ

welcome to

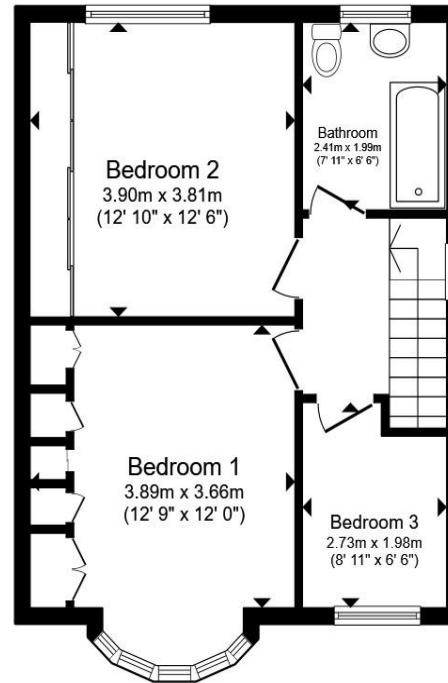
Castle Hill Avenue, MEXBOROUGH

YOUR CASTLE ON THE HILL! This traditional semi-det home offers a flowing layout with lounge, dining room, bright conservatory, kitchen & utility, plus front and generous rear gardens make it ideal for modern family living. Situated on a sought after cul-de-sac - this must be viewed! CALL US NOW!





Ground Floor



First Floor

Total floor area 104.6 m² (1,126 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

Ground Floor:

Entrance Hallway

Lounge

14' 5" x 13' (4.39m x 3.96m)

Dining Room

12' 3" x 11' 4" (3.73m x 3.45m)

Kitchen

12' 4" x 7' 11" (3.76m x 2.41m)

Utility Room

Conservatory

8' 10" x 16' 5" (2.69m x 5.00m)

1st Floor:

Landing

Bedroom One

15' 1" x 12' 8" (4.60m x 3.86m)

Bedroom Two

10' 9" x 12' 5" (3.28m x 3.78m)

Bedroom Three

6' 6" x 8' 11" (1.98m x 2.72m)

Bathroom

Exterior:

welcome to

Castle Hill Avenue, MEXBOROUGH

- Traditional 3 bedroom semi-detached. EPC C. Council Tax B
- Sought after cul-de-sac off of Church St - excellently placed for local amenities, schools, shops, transport links & scenic canal walks
- Absolutely stunning throughout
- Spacious throughout - lounge, dining room, conservatory, kitchen, utility
- Fitted wardrobes to 2 of the bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119334



Property Ref:
MXB119334 - 0003

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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