



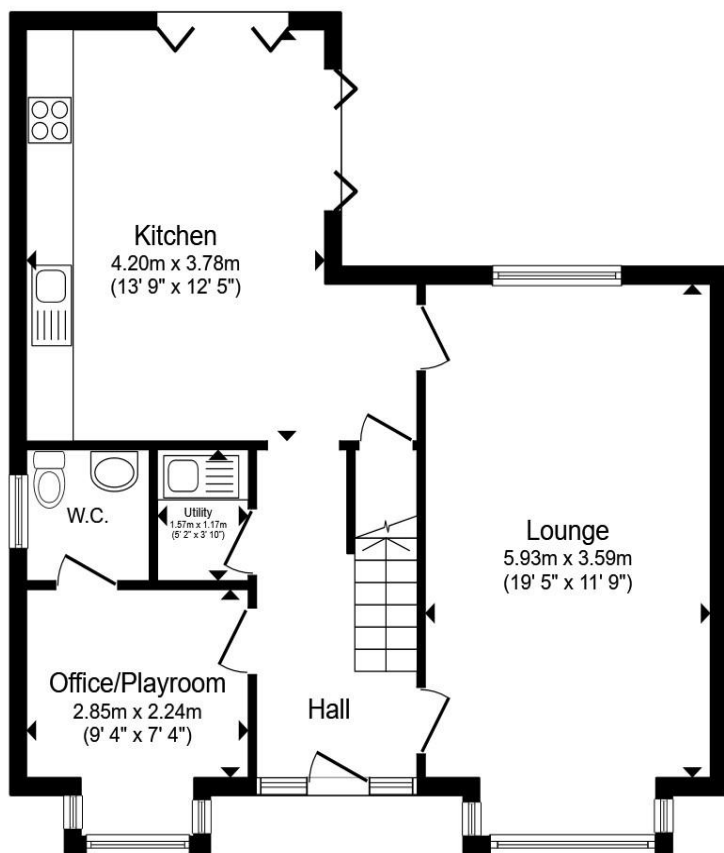
Green Shank Drive, Mexborough S64 0FH

welcome to

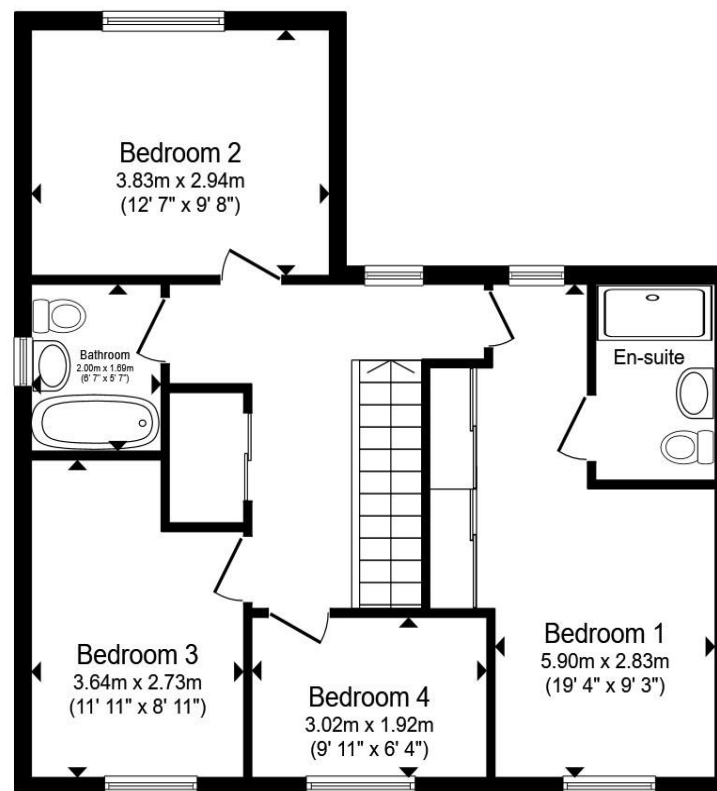
Green Shank Drive, Mexborough

AN ADDRESS THAT WILL BE ENVIED! This stunning 4-bed detached home on Green Shank Drive sits on a generous corner plot. Ticking all the boxes of family living with utility & W.C, en-suite, study, substantial drive, garage & delightful gardens - it offers space, style & convenience. CALL NOW!





Ground Floor



First Floor

Total floor area 129.5 m² (1,394 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

Downstairs W.C

Lounge

11' 9" x 19' 5" excluding bay (3.58m x 5.92m excluding bay)

Study

9' 4" x 9' into bay (2.84m x 2.74m into bay)

Kitchen/Diner

12' 4" x 13' 7" (3.76m x 4.14m)

Utility

1st Floor:

Landing

Bedroom One

9' 7" to wardrobe x 19' 5" into recess (2.92m to wardrobe x 5.92m into recess)

En-Suite

Bedroom Two

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

Bedroom Three

8' 11" x 11' 11" (2.72m x 3.63m)

Bedroom Four

6' 3" x 9' 10" (1.91m x 3.00m)

welcome to

Green Shank Drive, Mexborough

- 4 bedroom detached family home on generous sized, enviable corner plot. EPC B. Council Tax E
- Highly sought after location of 'The Pastures' - excellently placed for amenities, schools, shops, transport & country walks
- Absolutely stunning throughout
- Lounge, kitchen/diner with appliances, utility, study
- Downstairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: B

Council Tax Band: E



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119540



Property Ref:
MXB119540 - 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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