



## 39 Clayfield Avenue

, Mexborough, S64 0HY

Offers Over £170,000



**DON'T MISS THIS SPACIOUS FAMILY HOME – READY FOR YOUR PERSONAL TOUCH!**

Spacious family home located in the popular area of Mexborough, offering great potential for buyers looking to put their own stamp on a property. With two driveways providing ample off-road parking and a garage for added convenience, this home is perfect for families or investors alike. Situated close to local schools, shops, and transport links, it offers both comfort and practicality. In need of some cosmetic updating, this property is a fantastic opportunity – book your viewing today to avoid disappointment!





Entrance Lobby

Entrance lobby with access to the lounge and staircase rising to the first floor.

Loung/Diner

Spacious lounge/diner with front and side aspect windows, feature fireplace with brass-finished electric fire, and French doors opening out to the rear garden.

Kitchen

Rear aspect kitchen fitted with wood-finished wall and base units, electric oven and hob, one bowl sink with mixer tap, plumbing for a washing machine, and space for a fridge freezer. A glazed door provides access to the side hall.

Side Hallway

To the side of the house is a hallway running the full length of the property, offering valuable extra storage space, with a front door providing an additional entrance and a rear door giving direct access to the garden.

Landing

Landing provides access to the loft, which is fully boarded for storage and fitted with a light.

Master Bedroom

Master bedroom with front aspect, boasting fitted mirrored wardrobes that offer ample hanging and storage space.

Bedroom Two

Second rear aspect double bedroom, also benefiting from built-in wardrobes and cupboards, providing excellent storage and hanging space.

Bedroom Three

The third and final bedroom is a single room with a front aspect, featuring a built-in storage cupboard.

Bathroom

Featuring a bath with an electric shower and a glass shower screen. The rear obscure window allows natural light to brighten the space while maintaining privacy and providing effective ventilation.

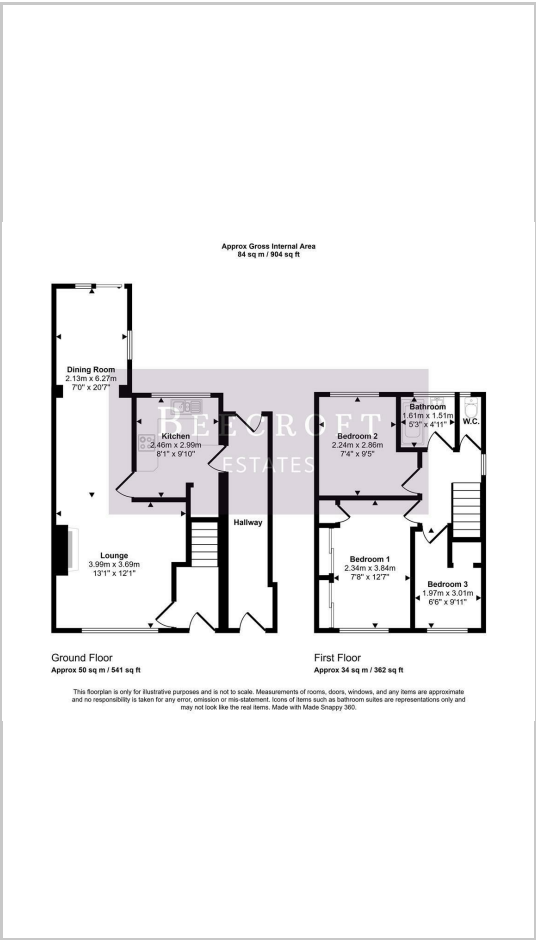
Exterior

To the front of the property, there are two gated driveways offering off-road parking, separated by a lawned area, one driveway providing direct access to the garage which has a mechanic pit. At the rear, you'll find a charming tiered enclosed garden featuring a well-maintained lawn, mature shrubs, and a summer house perfect for relaxing or additional storage.

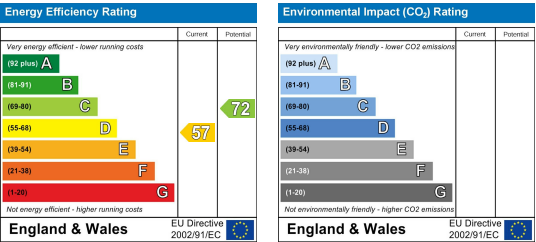
Area Map



Floor Plans



Energy Efficiency Graph



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