



# 1 Broadhead Close

Kilnhurst, Mexborough, S64 5WE

£180,000



Welcome to this exquisite three-bedroom family home nestled within a highly coveted development! With its modern kitchen/diner and family bathroom, along with meticulously presented living spaces, this residence offers comfort and style. Step into the delightful rear garden, perfect for relaxation and gatherings. Don't miss out on this opportunity! Call now to schedule a viewing.

**CALL TODAY TO BOOK YOUR VIEWING !**



## GROUND FLOOR

### ENTRANCE HALL

Comprises of a front facing double glazed composite style entrance door, a central heating radiator and stairs leading to the first floor.

### DINING KITCHEN

A delightful modern style kitchen which is fully fitted with a range of cream high gloss wall and base units, work surfaces, complimentary tiled splash backs and a stainless steel sink and drainer unit. Having an electric oven and gas hob with a cooker hood above, plumbing for washing machine, a wall mounted central heating boiler housed by wall units, a central heating radiator, under stairs storage cupboard and two UPVC double glazed windows (front & side facing).

### LOUNGE

A rear facing well presented lounge space, comprising of a central heating radiator a rear facing UPVC double glazed window and patio doors leading to the rear garden.

### DOWNSTAIRS WC

Presents a W/C, a hand wash basin and a central heating radiator.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

A front facing bedroom, comprising of two front facing UPVC double glazed windows and a central heating radiator.

### BEDROOM TWO

A rear facing room, having a rear facing UPVC double glazed window and a central heating radiator.

### BEDROOM THREE

Having a rear facing U-PVC double glazed window and a central heating radiator.

### BATHROOM

A partially tiled bathroom suite which comprises of a bath with mixer taps and a shower over, W/C & hand wash basin, a central heating radiator and a side facing UPVC double glazed window.

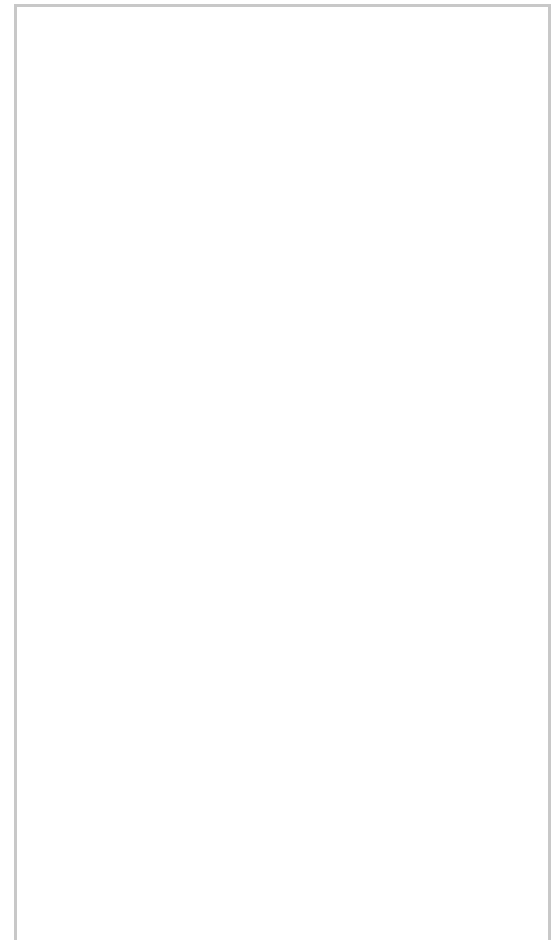
## OUTSIDE

To the front of the property is a well maintained lawned garden with a driveway and a gate leading through to the rear garden. A well maintained lawned rear garden which presents a paved pathway leading to the end of the garden which has decking and a seating area and a pebbled boarder.

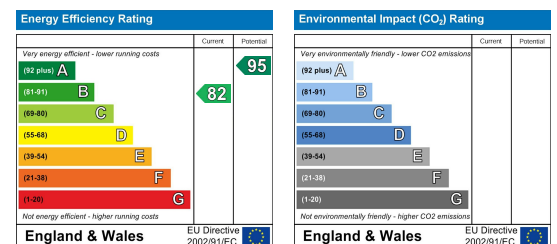
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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