



## 2 Woodfield Avenue

, Mexborough, S64 0AE

£125,000



Situated on this delightful street in this sought after village is this cottage style home in need of modernisation which makes this perfect for a property developer ! Boasting spacious living areas throughout & a homely rear garden.

CALL BEECROFT ESTATES NOW TO BOOK YOUR VIEWING !



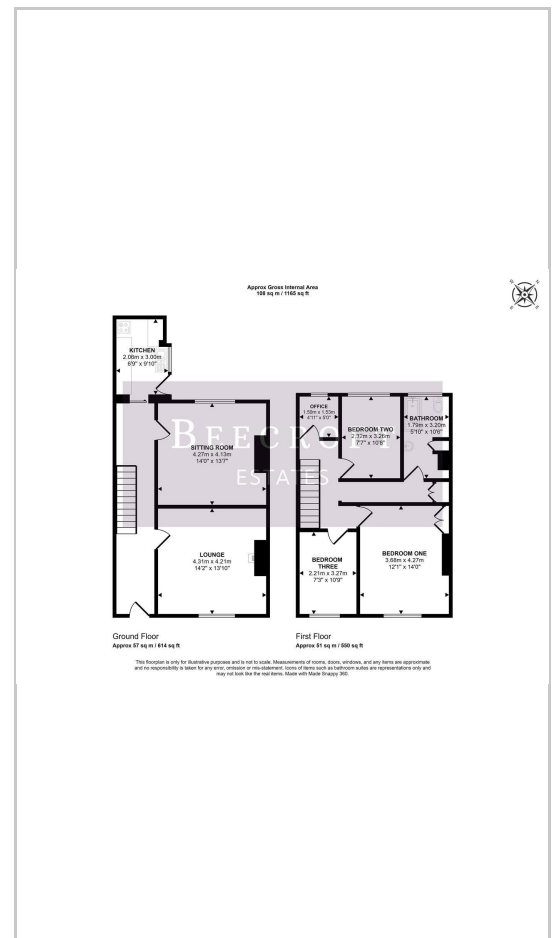


GROUND FLOOR  
 ENTRANCE HALL  
 LOUNGE  
 SITTING ROOM  
 KITCHEN  
 CELLAR  
 FIRST FLOOR  
 LANDING  
 BEDROOM ONE  
 BEDROOM TWO  
 BEDROOM THREE  
 OFFICE/STUDY  
 BATHROOM  
 OUTSIDE

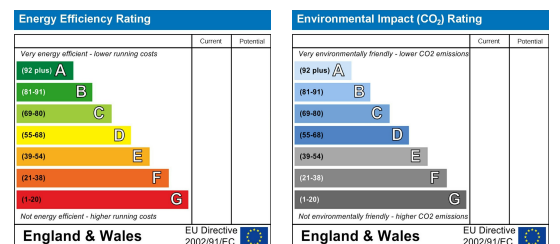
## Area Map



## 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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