



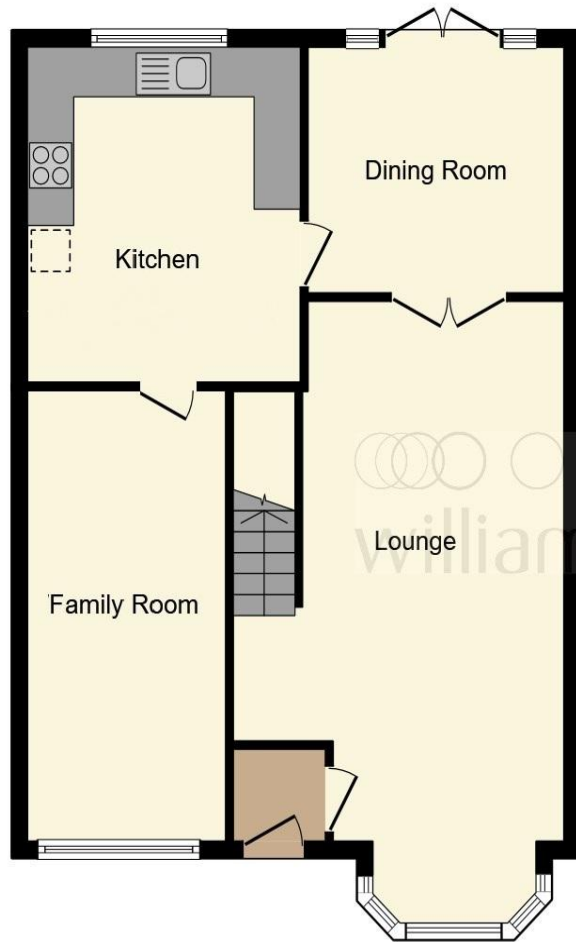
**Cliffe House Princess Road, Mexborough S64 0AW**

**welcome to**

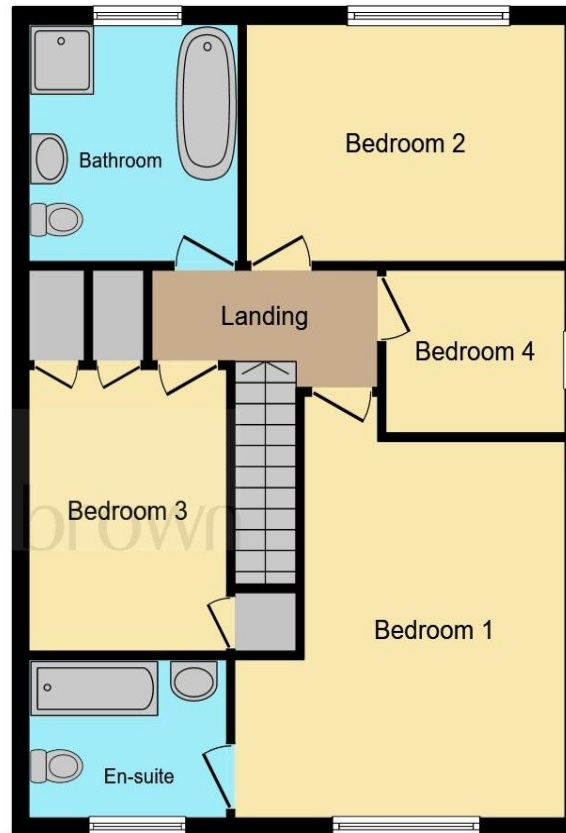
**Cliffe House Princess Road, Mexborough**

LIVE HAPPILY EVER AFTER AT PRINCESS RD! Absolutely stunning from top to bottom, this 4 bedroom det makes a fantastic family home! With larger than life accommodation inc 3 reception rooms, an en-suite, a drive & a delightful low maintenance garden. CALL US NOW!





**Ground Floor**



**First Floor**

**Ground Floor:**

**Entrance Porch**

**Lounge**

15' 11" x 24' into bay ( 4.85m x 7.32m into bay )

**Dining Room**

11' 2" x 10' 1" ( 3.40m x 3.07m )

**Kitchen**

11' 1" x 34' 4" ( 3.38m x 10.46m )

**1st Floor:**

**Landing**

**Bedroom One**

14' 4" x 14' 1" ( 4.37m x 4.29m )

**En-Suite**

**Bedroom Two**

9' 5" x 13' 6" ( 2.87m x 4.11m )

**Bedroom Three**

10' 9" x 8' 5" ( 3.28m x 2.57m )

**Bedroom Four**

7' 7" x 6' 5" ( 2.31m x 1.96m )

**Bathroom**

**Exterior:**

**Agents Note**

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.focalagent.com](http://www.focalagent.com)

welcome to

## Cliffe House Princess Road, Mexborough

- Executive style 4 bedroom detached. EPC C. Council Tax C
- Sought after location - excellently placed for local amenities, schools, shops and transport links
- Absolutely stunning throughout
- Deceptively spacious - 3 reception rooms
- En-suite & family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£260,000 - £265,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB115070](http://williamhbrown.co.uk/Property/MXB115070)



Property Ref:  
MXB115070 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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