



1 Hills Close, MEXBOROUGH - S64 9PB

Mexborough

£165,000

1 Hills Close

MEXBOROUGH, Mexborough

Renovated three-bedroom semi-detached home on a corner plot, with landscaped garden, off-road parking, modern kitchen, and no onward chain. Ideal for first-time buyers or investors. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Recently Renovated Throughout & Ready to Move Into
- No Onward Chain
- Three Well-Proportioned Bedrooms
- Landscaped Corner Plot Garden with Patio Seating Area
- Ample Off-Road Parking
- Stylish Open-Plan Kitchen/Dining Room
- Ground Floor WC and Contemporary Family Bathroom



Ideal for First-Time Buyers and Investors – No Onward Chain

Recently renovated throughout and offered with no onward chain, this beautifully presented three-bedroom semi-detached home is ready to move straight into.

Occupying an enviable corner plot, the property enjoys far-reaching views, a thoughtfully landscaped tiered garden, and generous off-road parking.

The accommodation begins with a welcoming entrance hall, featuring a convenient ground floor WC and staircase leading to the first floor. The spacious front-facing lounge is filled with natural light thanks to a charming bay window, creating an inviting living space.

To the rear, the impressive open-plan kitchen and dining area is fitted with a range of modern wall and base units, complementary work surfaces, an electric oven and hob with extractor hood, American-style fridge/freezer, and washing machine. French doors open directly onto the landscaped rear garden, seamlessly blending indoor and outdoor living.

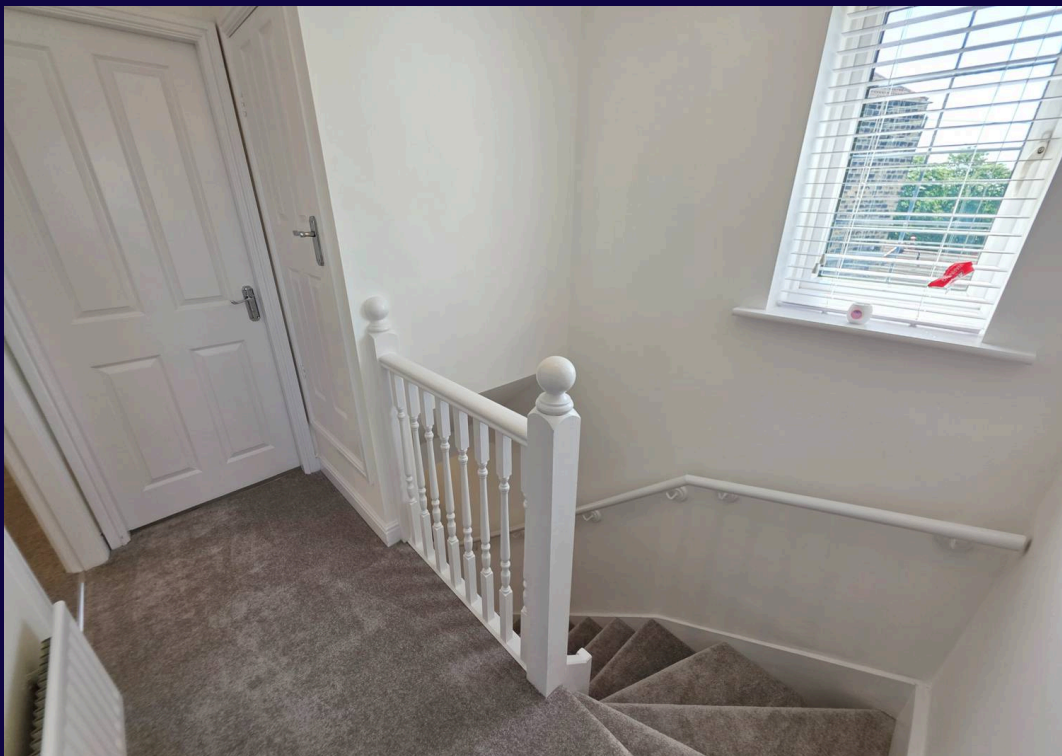
The first floor offers three well-proportioned bedrooms, all served by a stylish contemporary family bathroom comprising a bath with shower over, wash hand basin, and WC.

Externally, the property benefits from a beautifully landscaped and fully enclosed tiered rear garden, featuring a generous patio seating area ideal for entertaining. Gated side access leads to a private driveway providing ample off-road parking, with additional allocated parking located at the foot of the garden.

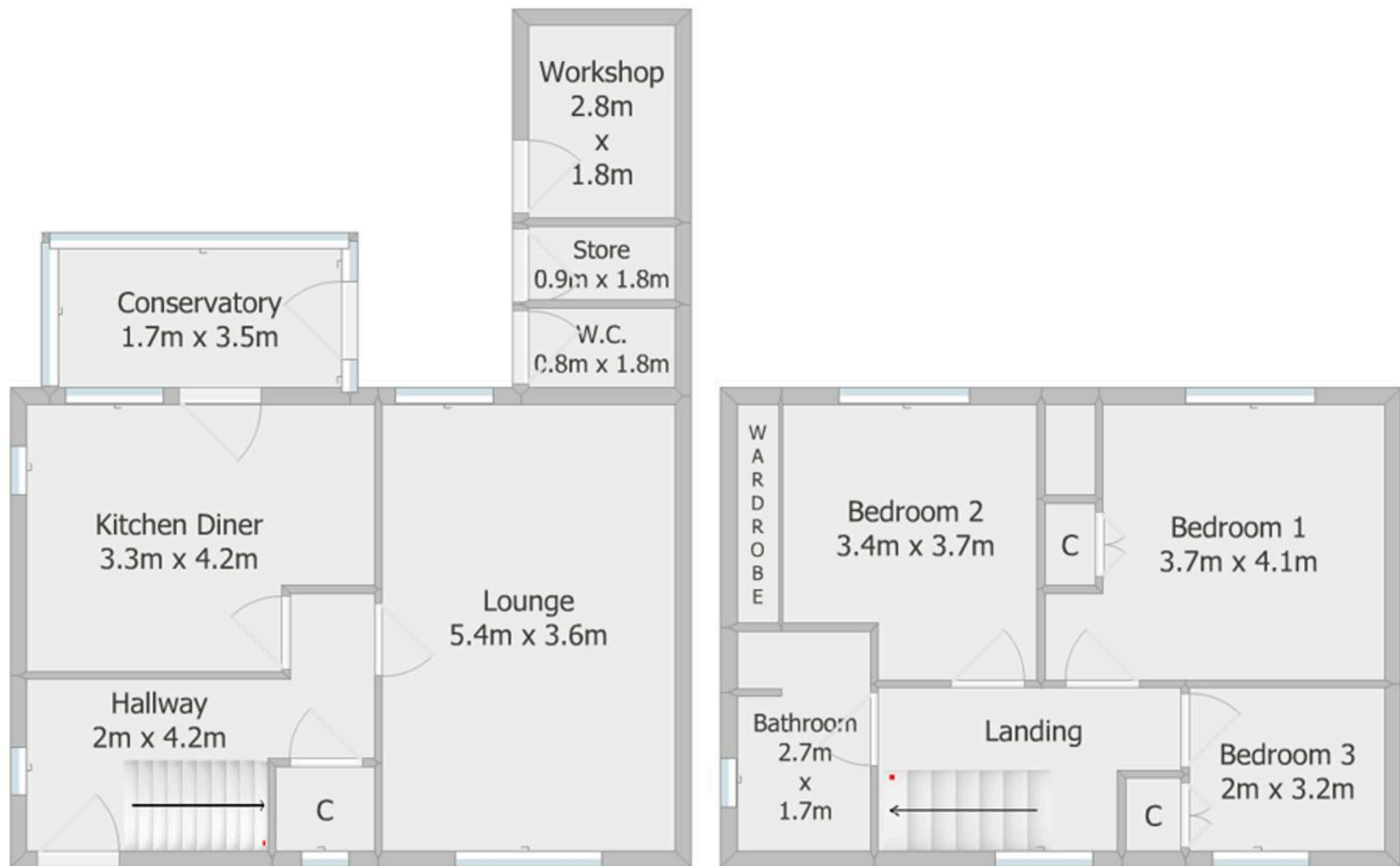
A fantastic opportunity to acquire a turnkey home in a desirable position, perfect for first-time buyers, families, and investors alike.











- **Ground Floor 58 sqm**
- **First Floor 44 sqm**
- **Total 102 sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.