



Chatsworth Avenue, Mexborough S64 0HU

welcome to

Chatsworth Avenue, Mexborough

A HOUSE AS BEAUTIFUL AS IT'S NAMESAKE! This stunning extended 3-bed end town house offers spacious living with a lounge/diner, a separate living room & kitchen. Finished to an exceptional standard, it features a beautiful rear garden, driveway & a garage—perfect for family living. CALL NOW!



Agents Note

Agents Note: Under The Terms of the Estate Agents Act 1979 (Section 21) please note that the vendor of this property is a relation to an employee of the Connells Group.

Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Ground Floor: Entrance Hallway

A warm & welcoming entrance hallway which comprises of a central heating radiator and a composite entrance door to the front with glass side panels at either side. Also having stairs that lead to the first floor accommodation and a UPVC double glazed window to the side.

Open Plan Lounge/Dining Room

13' 2" into recess x 22' 5" (4.01m into recess x 6.83m)
A beautifully presented open plan living & dining space! Which benefits from a lovely built out feature TV wall with build in shelving & lighting and a separate paneled feature wall. Also having a UPVC double glazed window to the front and a modern column anthracite radiator. The room opens up into the lounge.

Lounge

13' 6" x 13' 4" (4.11m x 4.06m)
An individually designed living space, which has fabulous aluminum bi-folding doors which open up to the garden & also allows plenty of natural light into the room. Also having 2 UPVC double glazed skylight windows which also make a lovely feature, 2 additional floor to ceiling windows to the side and the focal point of the room being the lovely log burner set into a feature surround. The room also had built in cupboards which houses the plumbing for the washing machine, a lovely breakfast bar area

and two tall anthracite modern column radiators. A further door provides access to the garage, office and downstairs W.C.

Kitchen

9' 10" x 8' 3" (3.00m x 2.51m)
This beautifully designed kitchen has been fitted with a range of high gloss wall & base units with co-ordinating work surfaces housing the 1 & 1/2 bowl inset sink & drainer unit and the electric oven and 5 ring gas hob with a cooker hood above. Also having a built in wine cooler and a built in microwave set into larder, and an integrated fridge freezer. There is also a useful pantry, a tall anthracite modern radiator and a composite door to the side.

Integral Garage

21' x 11' 4" (6.40m x 3.45m)
The garage has a range of base units and a Belfast sink. The garage is complete with power & light, has an electric door to the front and a composite door to the side proving further access. Also having space for an American style fridge/freezer, a central heating radiator and a UPVC double glazed window to the side and access to the loft/office & the downstairs W.C.

Garage Loft

Providing ample storage space, the loft also has light and a pull won ladder for access,

Office

Accessible via the integral garage, this is a versatile room, which a UPVC double glazed window to the rear and a wall mounted heater.

Downstairs W.C

A partially tiled suite which is fitted with a W.C & a hand wash basin, a column modern white radiator and a UPVC double glazed window to the side.

1st Floor: Landing

The landing has a beautiful oak staircase with embedded glass balustrade & a handrail, a UPVC

double glazed window to the side and access to the loft which is fully boarded, has a combi boiler and a pull down ladder for access.

Bedroom One

7' 9" into door x 12' 4" (2.36m into door x 3.76m)
A spacious bedroom, which benefits from lovely gloss fitted wardrobes which provide plenty of hanging & storage space. The room also has a UPVC double glazed window to the front and a central heating radiator.

Bedroom Two

9' 7" into recess x 9' 4" (2.92m into recess x 2.84m)
Having a central heating radiator and lovely gloss fitted wardrobes which provide plenty of hanging & storage space, Also having a UPVC double glazed window to the rear.

Bedroom Three

7' 7" x 6' 6" (2.31m x 1.98m)
Presented with a UPVC double glazed window to the front, lovely gloss fitted wardrobes which provide plenty of hanging & storage space and a central heating radiator.

Bathroom

A modern & beautifully designed suite which has been finished to the highest of standards! The suite is fully tiled, and comprises an L shaped bath with a waterfall shower over and a built in TV, a W.C and a floating vanity hand wash basin. Also having a heated towel rail and a UPVC double glazed window to the rear.

Exterior:

To the front of the property is a low maintenance pebbled garden which also has a slight artificial lawned area, there is also a driveway which provides ample off street vehicle parking space for vehicles. Double gates provide access to the rear garden.

To the rear is a beautifully & individually designed low maintenance garden. The garden benefits from an artificial lawn for the ease of maintenance, a



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Chatsworth Avenue, Mexborough

- Extended 3 bedroom end town house. Council Tax A. EPC C
- Sought after part of Mexborough - excellently placed for local amenities, schools, shops, parks, transport links & country scenic walks
- Absolutely stunning throughout - finished to the highest of standards
- Spacious living throughout - Lounge, an open plan living/diner, kitchen, integral garage, office, downstairs W.C
- Driveway & integral garage

Tenure: Freehold EPC Rating: C
Council Tax Band: A



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120735 - 0002

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