





Frederick Street,Mexborough S64 9QT

william h brown

welcome to

Frederick Street, Mexborough

RIGHT SAID FRED(rick) - YOU'D BE RIGHT TO VIEW! Beautifully renovated by the current owners, this stylish & spacious 2 bed terrace boasts contemporary neutral decor throughout. Ideally placed for Mexborough High Street, schools, shops, parks & transport links. NO CHAIN - CALL NOW!













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."

Lounge
A bright and welcoming living space featuring a double glazed window and entrance door to the front elevation, allowing plenty of natural light. Complete with a central heating radiator.

Dining Room
A well-proportioned dining space providing access to the kitchen, featuring a rear-facing double glazed window and a central heating radiator. A door leads to the useful cellar, offering additional storage space.

Kitchen
A modern style kitchen fitted with a range of wall and base units, incorporating a sink and drainer, integrated hob and oven, fridge/freezer, washing machine and dishwasher. Having double glazed windows to the side and rear elevations, a radiator, and a door leading through to the rear porch.

Rear Porch
A useful addition to the home, featuring a rear-facing double glazed window and a double glazed door providing direct access to the enclosed rear garden.

Bedroom One
A generously sized double bedroom featuring a front-facing double glazed window, allowing for plenty of natural light, and a central heating radiator.

Bedroom Two
A well-proportioned bedroom featuring a rear-facing double glazed window, a central heating radiator and the added benefit of a built-in storage cupboard, providing useful space for everyday storage.

Bathroom
Accessed from Bedroom Two, this modern bathroom is fitted with a stylish suite comprising a bath, separate walk-in shower, hand wash basin and W.C. Benefiting from a rear-facing double glazed window and a central heating radiator.

Exterior
Externally, the property benefits from a low-maintenance rear garden, thoughtfully designed with an artificial lawn, patio seating area and decorative pebbled sections, creating an attractive outdoor space ideal for relaxing and entertaining.

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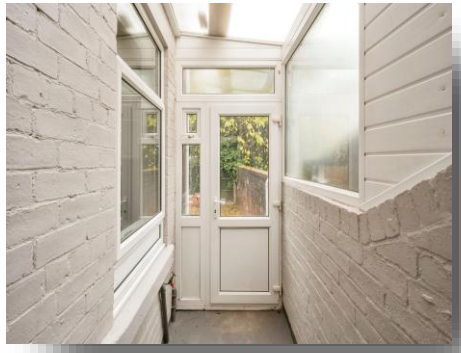
Frederick Street, Mexborough

- 2 bedroom mid terrace home. EPC D. Council Tax A
- Excellently placed for amenities, schools, shops, parks & transport links
- Beautifully presented - contemporary & neutral throughout
- Renovated by current owners
- Spacious with lounge, dining room, kitchen & useful cellar

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

offers in the region of









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MXB120469 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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