





Benita Avenue,Mexborough S64 0NB

william h brown

welcome to

Benita Avenue, Mexborough

HOME IS WHERE THE HEART IS! Occupying a cul-de-sac position is this well-proportioned 3 bedroom, traditional semi-det. Offers generous living accommodation, a low-maintenance rear garden, a drive & a versatile garage/garden room. An excellent family home on a sought after street. NO CHAIN!













Entrance Hall
Accessed via a front-facing entrance door, the hall features a central heating radiator and provides a welcoming introduction to the home.

Lounge
A bright and inviting reception room featuring a front-facing window, sliding doors providing access to the rear, and a central heating radiator.

Kitchen
Fitted with a range of wall and base units incorporating a sink and drainer, electric oven, gas hob and cooker hood, fridge/freezer and dishwasher. A useful pantry houses the washing machine, while the room also benefits from a central heating radiator and a door providing access to the side of the property.

Bedroom One
A well-proportioned principal bedroom featuring a front-facing window, central heating radiator and a range of fitted wardrobes providing excellent storage space.

Bedroom Two
A spacious double bedroom benefiting from a rear-facing window, central heating radiator and a range of fitted wardrobes providing useful storage space.

Bedroom Three
A well-presented bedroom featuring a front-facing window allowing for plenty of natural light, along with a central heating radiator.

Shower Room
Fitted with a shower cubicle and hand wash basin, the shower room also benefits from a rear-facing window and a central heating radiator. The W.C. is conveniently located in a separate room from the main shower room.

Exterior
To the rear of the property is a low-maintenance garden featuring an artificial lawn and a patio seating area, providing an ideal space for outdoor relaxation and entertaining. A versatile garage fitted with an up-and-over door, power and lighting, offering excellent storage or workshop potential. The garage also benefits from patio doors providing additional access and natural light.

Garage

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Benita Avenue, Mexborough

- Traditional 3 bedroom semi-detached family home. EPC E. Council Tax B
- Excellently placed for local amenities, schools, shops, parks, transport links & scenic canal walks
- Spacious accommodation
- Well presented throughout
- Enclosed low-maintenance rear garden with artificial lawn

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120606

The Property Ombudsman

Property Ref:
MXB120606 - 0003

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william h brown

01709 583267

mexborough@williamhbrown.co.uk

4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.