





Spencer Street,Mexborough S64 9RD

william h brown

welcome to

Spencer Street, Mexborough

THIS IS NOT JUST ANY HOME... Situated in a popular location within close proximity to Mex High Street, schools, shops, parks & transport links, this 3-bedroom semi-det home offers spacious accommodation throughout. Benefiting from a conservatory, garage, driveway & an enclosed garden. 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 welcoming lounge featuring a front-facing uPVC double glazed entrance door, a central heating radiator, and a staircase rising to the first-floor accommodation. This well-proportioned living space provides an ideal setting for relaxing and entertaining.

Downstairs W.C.
Fitted with a hand wash basin and W.C., complemented by an extractor fan. This convenient ground floor cloakroom provides practical facilities for residents and guests alike.

Kitchen
Fitted with a range of wall and base units incorporating a plinth heater and a waste disposal sink. Integrated appliances include a five-ring gas hob, fridge/freezer, dishwasher, washing machine and tumble dryer. Having French doors leading into the conservatory and housing the combination boiler.

Conservatory
A bright and versatile conservatory featuring uPVC double glazed windows and French doors, allowing an abundance of natural light to flow through the space. Benefiting from both an electric heater and a central heating radiator, this room can be enjoyed comfortably throughout the year.

Landing
Having a central heating radiator and providing access to the boarded loft space, offering useful additional storage potential.

Bedroom One
A well-proportioned principal bedroom featuring a uPVC double glazed window, a central heating radiator and fitted wardrobes, providing excellent built-in storage space.

Bedroom Two
A well-presented second bedroom featuring a rear-facing uPVC double glazed window and a central heating radiator, creating a bright and comfortable space suitable for a range of uses.

Bedroom Three
A versatile third bedroom featuring a side-facing uPVC double glazed window and a central heating radiator, offering comfortable accommodation that could also be utilised as a home office, nursery or dressing room.

Bathroom
Fully tiled and fitted with a bath, hand wash basin and W.C. Having a uPVC double glazed window and a central heating radiator, creating a practical and low-maintenance family bathroom.

Exterior
To the rear is a low-maintenance garden, featuring a paved seating area ideal for outdoor entertaining and an outside tap for added convenience.

Garage
A useful detached garage fitted with an up-and-over door, power and lighting. Benefiting from a side-facing pedestrian door providing direct access to the rear garden and further enhanced by an alarm system for added security.

welcome to

Spencer Street, Mexborough

- 3 bedroom semi-detached home. Council Tax B. EPC tbc
- Excellently placed for local amenities, schools, shops & transport links
- Well presented throughout
- Spacious lounge
- , generous kitchen/dining room & conservatory

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

£160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120616

The Property Ombudsman

Property Ref:
MXB120616 - 0002

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.

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.