





Newark Road,Mexborough S64 9EZ

william h brown

welcome to

Newark Road, Mexborough

NEWARK RD - NEW POSSIBILITIES! Well presented yet offering fantastic scope to add your own stamp, this spacious 2 bed home is perfect for first time buyers & investors alike. Boasting 2 reception rooms, generous bedrooms & excellent access to local amenities & transport links. NO CHAIN!













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 cosy living space featuring a front facing double glazed window and entrance door, allowing plenty of natural light. Complete with a central heating radiator.

Dining Room
A well proportioned dining space featuring a rear facing double glazed window and a central heating radiator. Ideal for family meals and entertaining.

Kitchen
Fitted with a range of wall and base units incorporating a sink and drainer, freestanding electric hob and oven, and cooker hood. Further benefiting from space and plumbing for a washing machine. Having a rear facing double glazed window and door providing access to the garden, along with a central heating radiator.

Bedroom One
A spacious principal bedroom featuring a front facing double glazed window and a central heating radiator.

Bedroom Two
A versatile second bedroom featuring a rear facing double glazed window, a central heating radiator and a useful built-in storage cupboard.

Bathroom
Accessed via Bedroom Two, the bathroom is fitted with a bath with shower over, hand wash basin and WC. Having a rear facing double glazed window and a central heating radiator.

Exterior
A well presented and low maintenance rear patio, providing an ideal space for outdoor seating and entertaining.

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Newark Road, Mexborough

- 2 bedroom mid terrace home. EPC D. Council Tax A
- Excellently placed for local amenities, Mexborough High St, schools, shops, parks & transport links
- Well presented yet ideal to add own stamp on
- Spacious throughout with 2 receptions & generous sized bedrooms
- Low maintenance rear yard

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

offers in the region of

£90.000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120783

The Property Ombudsman

Property Ref:
MXB120783 - 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.

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