



## 46 Park Road

, Mexborough, S64 9PH

£135,000



**SOLD WITH NO ONWARD CHAIN & IMMEDIATE VACANT POSSESSION!!**

A lovely two-bedroom semi-detached home offering well-presented accommodation throughout, ideally suited to those looking to downsize, first-time buyers, or a young couple.

The property benefits from a driveway providing off-street parking, a garage, and a good-sized rear garden, offering excellent outdoor space.

Situated in the popular location of Mexborough, the home is conveniently placed close to a range of shops, amenities, schools, and transport links, making it ideal for commuters and everyday living.

This is a fantastic opportunity to acquire a well-located home with great potential in a sought-after area.



## GROUND FLOOR

### ENTRANCE

Welcoming entrance lobby with the staircase raising to the first floor.

### BREAKFAST KITCHEN

A lovely front-aspect kitchen fitted with a range of wall and base units, a one-bowl stainless steel sink with mixer tap, a stainless steel electric oven, four-ring gas hob, and extractor fan. The space also features a breakfast bar, room for a fridge freezer, and plumbing for a washing machine, with access through to the cloakroom and lounge.

### Downstairs WC

The WC is fitted with a low-flush WC, wall-mounted wash hand basin, and an extractor fan.

### LOUNGE

Relax in this spacious lounge, featuring a pleasant rear aspect and French doors that open directly onto the garden. The room also benefits from access to an under-stairs storage cupboard, providing useful additional space.

## FIRST FLOOR

### BEDROOM ONE

A front-aspect double master bedroom featuring a built-in storage cupboard, with additional space for freestanding storage solutions if required, and access to the en-suite.

### EN-SUITE

A modern suite comprising a low-flush WC, a tiled shower cubicle with a thermostatic shower, and a wall-mounted wash hand basin.

### BEDROOM TWO

A second double bedroom with a rear aspect, offering ample space for either freestanding or fitted furniture.

### BATHROOM

A modern bathroom comprising a bath, low-flush WC, and wall-mounted wash hand basin, with a rear aspect providing natural light and ventilation.

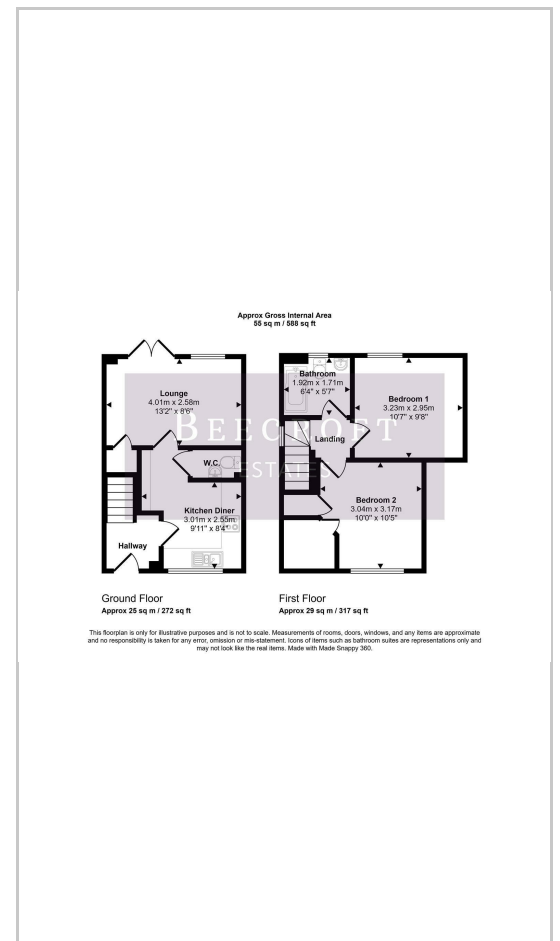
### OUTSIDE

To the side of the property is a driveway providing off-road parking, leading to the garage. To the rear, there is a good-sized enclosed garden, mainly laid to lawn, with a patio area ideal for outdoor entertaining.

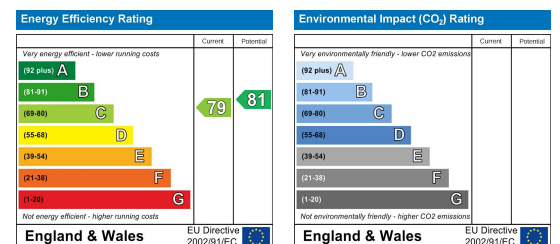
## Area Map



## Floor Plans



## Energy Efficiency Graph



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