

3 Bed House - Semi-Detached

Price £145,000

 Hills Close, Bessacarr, Mexborough, South Yorkshire, S64 9PB



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A smart and stylish three storey mews home occupying a delightful block paved cul de sac position in this popular residential locality. A full inspection will reveal a tastefully decorated property occupying a mature plot and offering sizeable accommodation which must be viewed to be appreciated. Offered for sale with no upward chain. The property is sold freehold. Council tax band C. Energy rating C.

Recessed Canopied Storm Porch

With brick store, to:-

Reception Hall



Having composite and opaque double glazed entrance door, laminated wood effect floor, radiator, deep understairs storage cupboard and staircase to first floor.

Guest Cloak Room/wc



Having modern white two piece suite comprising; low centre flush wc and wall mounted corner wash hand basin with tiled splash backs, radiator, ceiling extractor fan and laminated wood effect floor.

Dining Kitchen 15'5 x 10'4 (4.70m x 3.15m)



Having a range of modern beech shaker style wall, base and drawer units with contemporary brushed chrome handles, granite effect laminated rolled edge working surfaces, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space and plumbing for automatic washing machine, complimentary ceramic tiled splash backs with contrasting laminated wood effect floor, concealed larder fridge and freezer, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, concealed extractor hood, concealed Worcester wall mounted combination gas boiler providing instant domestic hot water and gas central heating, double radiator, UPVC double glazed window and UPVC double glazed french doors giving views and access over the private landscaped rear garden.

First Floor Landing

With turned spindle balustrade, radiator and staircase to second floor.

Sitting Room 14'5 x 15'5 (4.39m x 4.70m)



Reducing to 8'1. The focal point of the room being the contemporary wood fire surround with slate hearth and matching back plate, recessed coal effect living flame fire, coving to ceiling, two radiators, television connection point, BT connection point and UPVC double glazed window to rear aspect.



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Bedroom Three 14'4 x 8'1 (4.37m x 2.46m)



Having radiator and UPVC double glazed window to front aspect.

Family Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, radiator, ceiling extractor fan and UPVC opaque double glazed window to front aspect.

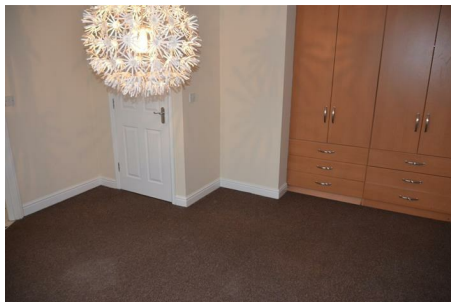
Second Floor Landing

With radiator and large full height storage cupboard.

Master Bedroom 13'9 x 12'6 maximum (4.19m x 3.81m maximum)



Having a range of built in wardrobes to include to double wardrobes with hanging rail and drawer space beneath, radiator, television connection point, UPVC double glazed window to rear aspect and internal door leading to:-



Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and recessed tiled shower cubicle with chrome mains fed shower, glass shower door, complimentary ceramic tiled splash backs, radiator, ceiling extractor fan and UPVC opaque double glazed window to side aspect.



Bedroom Two 15'4 x 13'1 maximum (4.67m x 3.99m maximum)



Having television connection point, radiator and UPVC double glazed window to front aspect.



Outside

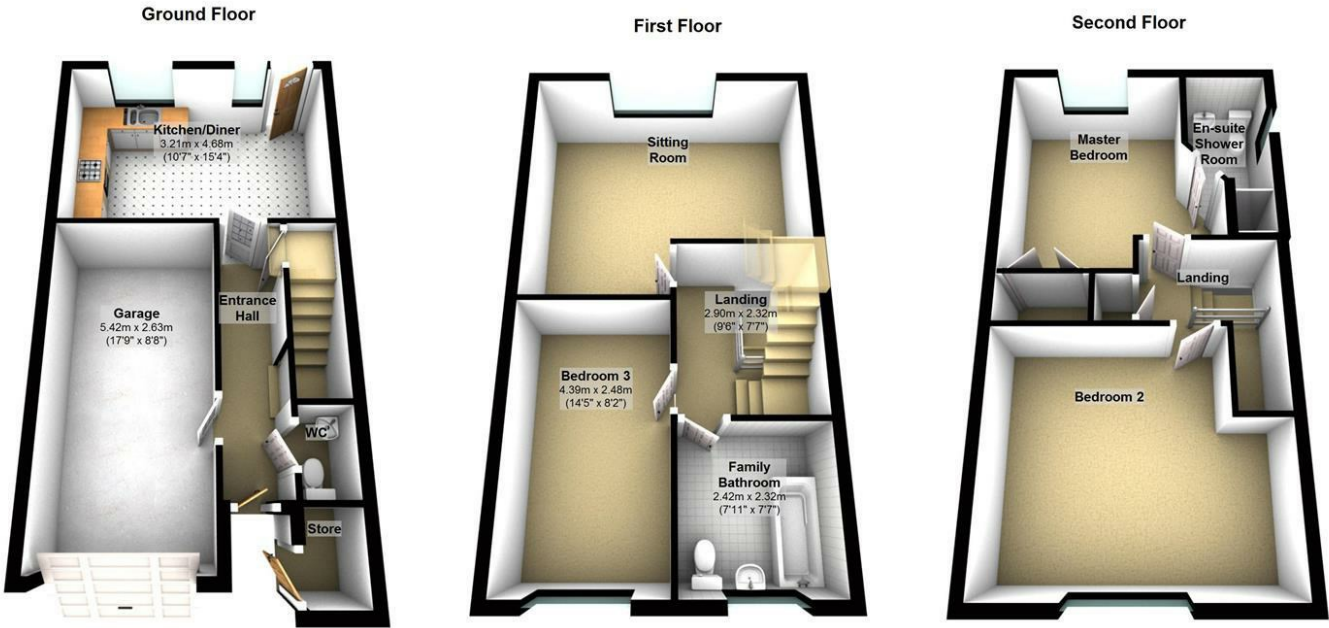
The property occupies a block paved cul-de-sac position and is sited on a landscaped plot. To the front is an open plan lawned fore garden with pea gravelled and shrubbed borders. An adjacent tarmac driveway gives car standing space and leads to the integral brick garage (having up and over door and supplied with power and light).

The rear garden is enclosed by panelled fencing and laid to a shaped lawn with timber decked area, deep filled shrubbed borders, wooden store and gated side access.

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