



Green Shank Drive, Mexborough S64 0FH

welcome to

Green Shank Drive, Mexborough

SPREAD YOUR WINGS! Situated on this modern style residential area of 'The Pastures' arguably one of Mexborough's most sought after areas- this 3 bedroom semi-det makes the perfect family home! Being absolutely stunning throughout with an en-suite, drive & delightful garden! CALL NOW!





Ground Floor



First Floor

Entrance Hall

Downstairs W.C

Kitchen / Lounge / Dining Room

16' 8" x 27' 5" (5.08m x 8.36m)

1st Floor Landing

Bedroom One

9' 1" x 9' 7" (2.77m x 2.92m)

En-Suite

Bedroom Two

9' 1" x 11' 8" (2.77m x 3.56m)

Bedroom Three

7' 3" x 9' 2" (2.21m x 2.79m)

Bathroom

Exterior

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Green Shank Drive, Mexborough

- Attractive 3 bedroom semi det family home. EPC B. Council Tax B
- Highly sought after location - excellently placed for amenities, schools, shops, transport links & Trans Pennine Trail walks
- Absolutely stunning throughout - modern & high spec
- Beautiful modern style kitchen with integrated appliances & bi-folding doors
- Downstairs W.C. Fitted wardrobes & en-suite to bedroom 1

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£209,995



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB119812](https://www.williamhbrown.co.uk/Property/MXB119812)



Property Ref:
MXB119812 - 0003

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](https://www.williamhbrown.co.uk)