



Dolcliffe Road, Mexborough S64 9AZ

welcome to

Dolcliffe Road, Mexborough

READY FOR A 'BRAND NEW' BEGINNING!

A brand-new home within a select development of just 3 properties, offering a modern, neutral blank canvas ready for your personal touch. With a d/stairs W.C, drive, rear garden & panoramic views & situated in a popular location - CALL NOW!



Ground Floor: Entrance Hallway

Having a UPVC double glazed entrance door to the front, a central heating radiator and a useful under stairs storage cupboard housing the boiler.

Downstairs W.C

Fitted with a W.C and a hand wash basin.

Lounge/Kitchen

26' x 19' 5" (7.92m x 5.92m)

The heart of this brand-new home is its spacious open-plan living and kitchen area. The kitchen is fitted with contemporary base units and complementary work surfaces incorporating an inset sink with drainer and the electric oven and hob with a cooker hood above. Also having space for a dishwasher. A stylish island adds both functionality and a focal point to the room. The space is warmed by a central heating radiator and filled with natural light from two UPVC double-glazed windows and patio doors, which open out to the rear garden.

1st Floor: Landing

Having access to the loft.

Bedroom One

10' 4" x 12' 8" (3.15m x 3.86m)

Presented with a central heating radiator and a UPVC double glazed window to the rear.

Bedroom Two

13' 1" x 10' 1" (3.99m x 3.07m)

A front facing bedroom, which has a UPVC double glazed window to the front and a central heating radiator.

Bedroom Three

8' 10" x 11' 1" to max (2.69m x 3.38m to max)

Presented with a central heating radiator and a UPVC double glazed window to the rear.

Bathroom

A stylish bathroom fitted with a bath, a separate

shower cubicle, a W.C & a hand wash basin. There is also a central heating radiator and a UPVC double glazed window to the front.

Exterior:

To the front of the property is a driveway, perfect for off street vehicle parking!

To the rear is an Indian stone paved patio/seating area! A lovely outside space for guest & family entertainment!

The rear also over looks panoramic views -providing a delightful backdrop

Agents Note

Please note some of the images have been digitally dressed.



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welcome to

Dolcliffe Road, Mexborough

- Brand new build - 3 bedroom end town house. New build site of 3 homes
- Excellently placed for Mexborough High St, local amenities, schools, shops & transport links
- Contemporary & modern throughout- ready for your own personal touches
- Downstairs W.C
- Driveway

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB119561 - 0010

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



williamhbrown.co.uk