



Buzzard Avenue, Mexborough S64 0NW

welcome to

Buzzard Avenue, Mexborough

THIS WILL CREATE A BUZZ! A b

beautifully presented 3 bedroom semi-detached home on a highly sought-after estate with stunning contemporary finishes throughout. Featuring a d/stairs W.C., en-suite & family bathroom, parking & a delightful rear garden - this makes an ideal family home. CALL NOW!



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."

Entrance Hall

Entered via a front-facing entrance door, the welcoming hallway provides access to the accommodation and benefits from a central heating radiator. Neutral décor and practical flooring complete the space.

Downstairs W.C

Fitted with a low-flush W.C. and a hand wash basin, this convenient ground floor cloakroom also benefits from a central heating radiator.

Lounge

A bright and comfortable reception room featuring a front-facing window allowing plenty of natural light to flow through the space. The room also benefits from a central heating radiator and offers ample space for a range of lounge furniture.

Kitchen

The kitchen is fitted with a range of wall and base units providing ample storage space, complemented by a sink and drainer. Integrated appliances include an electric hob and oven, dishwasher, washing machine, and fridge/freezer. The room also benefits from a useful pantry, a central heating radiator, and patio doors opening onto the rear garden, allowing plenty of natural light into the space.

Landing

Providing access to the first-floor accommodation, the landing also benefits from access to the loft space and offers a bright and airy feel.

Bedroom One

A spacious double bedroom featuring a front-facing window, a central heating radiator, and fitted

wardrobes providing excellent hanging and storage space. The room offers ample space for additional bedroom furniture and enjoys plenty of natural light.

En Suite

Fitted with a shower cubicle, hand wash basin and low-flush W.C. The en suite also benefits from a front-facing window providing natural light and ventilation, together with a central heating radiator.

Bedroom Two

A well-proportioned bedroom featuring a rear-facing window that allows for plenty of natural light, together with a central heating radiator. The room offers versatile accommodation and space for a range of bedroom furniture.

Bedroom Three

A well-sized bedroom featuring a rear-facing window providing natural light and a central heating radiator. The room offers versatile accommodation, making it ideal as a bedroom, nursery, home office, or study.

Bathroom

Fitted with a three-piece suite comprising a panelled bath, hand wash basin and low-flush W.C. The bathroom also benefits from a side-facing window providing natural light and ventilation, together with a central heating radiator.

Outside

Parking to the front.

The property enjoys a beautifully presented rear garden, predominantly laid to lawn and offering an attractive outdoor space for relaxation and entertaining. A porcelain tiled patio provides the perfect area for outdoor dining and seating, creating a low-maintenance and stylish finish.

Agents Note

please note there is a Greenbelt charge of £270.95 per annum



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welcome to

Buzzard Avenue, Mexborough

- Modern style 3 bedroom semi detached. Council Tax B. EPC tbc
- Highly sought after residential estate
- Semi rural feel yet excellently placed for amenities, schools, shops, transport links & scenic walks
- Absolutely stunning. Contemporary fittings & stylish finishes in every room
- Downstairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB120519 - 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.

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.



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