



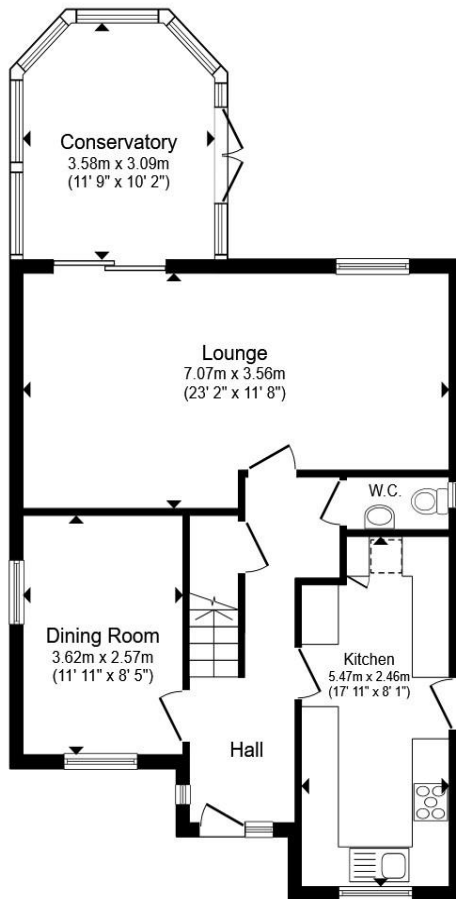
Harlington Road, Mexborough S64 0QR

welcome to

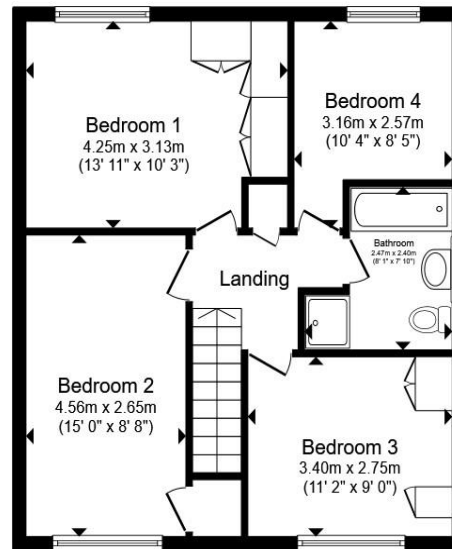
Harlington Road, Mexborough

UNBELIEVABLE SIGHTS, INDESCRIBABLE FEELINGS! This beautifully presented 4-bed detached family home offers spacious living with lounge, dining room, kitchen, conservatory & dstairs W.C. Outside features include drive, garage, landscaped rear garden & stunning field views- CALL NOW!

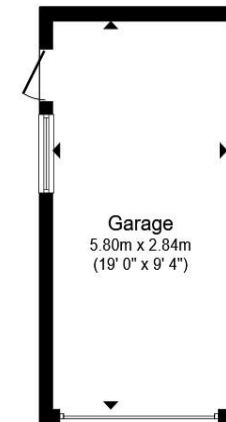




Ground Floor



First Floor



Garage

Total floor area 138.7 m² (1,493 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hallway

Downstairs W.C

Lounge

13' x 23' 1" (3.96m x 7.04m)

Dining Room

8' 5" x 11' 10" (2.57m x 3.61m)

Kitchen

7' 11" x 18' (2.41m x 5.49m)

Conservatory

10' 9" x 12' 10" (3.28m x 3.91m)

Landing

Bedroom One

11' 10" to fitted wardrobes x 10' 3" (3.61m to fitted wardrobes x 3.12m)

Bedroom Two

8' 8" x 14' 11" (2.64m x 4.55m)

Bedroom Three

9' x 11' 2" (2.74m x 3.40m)

Bedroom Four

8' 5" x 10' 4" to max (2.57m x 3.15m to max)

Bathroom

Exterior

Garage

9' 4" x 18' 11" (2.84m x 5.77m)

welcome to

Harlington Road, Mexborough

- 4 bedroom detached family home. Council Tax D. EPC D
- Desirable street in this highly sought after part of Mexborough
- Semi-rural feel yet excellently placed for amenities, schools, shops, transport links & scenic Trans Pennine Trail Walks
- Beautifully presented throughout
- Lounge, dining room, kitchen, conservatory , d/stairs W.C

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£290,000 - £300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119481



Property Ref:
MXB119481 - 0004

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.

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