



**Newsam Road, Kilnhurst, Mexborough, S64 5UN**

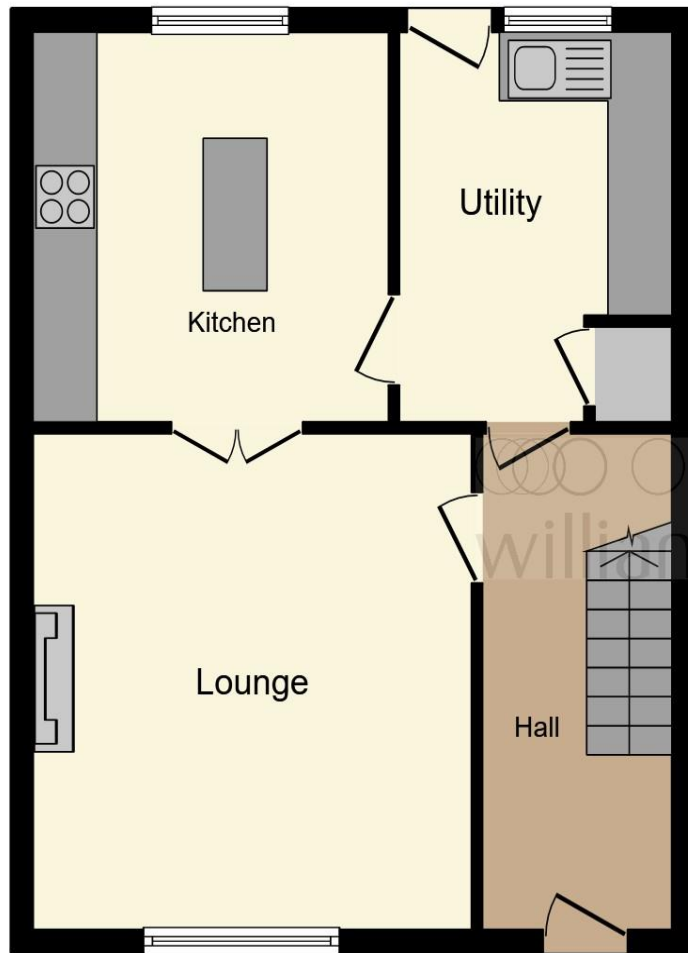


**welcome to**

**Newsam Road, Kilnhurst, Mexborough**

DON'T SETTLE FOR LESS - Located in this sought after village location of Kilnhurst is this immaculately presented 3 bedroom semi! Conveniently placed close to schools & local amenities! Also benefiting from an attic room, a driveway for off street vehicle parking & stunning rear garden! CALL NOW!





**Ground Floor**



**First Floor**

**Ground Floor:**

**Entrance Hallway**

**Lounge**

14' 3" x 13' 5" ( 4.34m x 4.09m )

**Kitchen**

11' 7" x 10' 11" ( 3.53m x 3.33m )

**Utility Room**

11' 9" x 8' 4" ( 3.58m x 2.54m )

**1st Floor:**

**First Floor Landing**

**Bedroom One**

14' 3" x 10' 8" ( 4.34m x 3.25m )

**Bedroom Two**

11' 2" x 11' ( 3.40m x 3.35m )

**Bedroom Three**

10' 11" x 8' 10" ( 3.33m x 2.69m )

**Shower Room**

**Exterior:**

**Outside Bar**

**Workshop**

19' 9" x 7' 6" ( 6.02m x 2.29m )

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**

## **Newsam Road, Kilnhurst, Mexborough**

- Three bedroom + attic room semi detached family home - in sought after village location of Kilnhurst!
- Modern style & tastefully decorated throughout - just bring your things & move straight in!
- Driveway & providing off street parking!
- Stunning gardens & seating/family area's, an outside bar & workshop - perfect for entertaining guests!
- Spacious living areas throughout & positioned close to local amenities!

Tenure: Freehold EPC Rating: C

**£180,000 - £190,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB115247](https://www.williamhbrown.co.uk/Property/MXB115247)



Property Ref:  
MXB115247 - 0004

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