



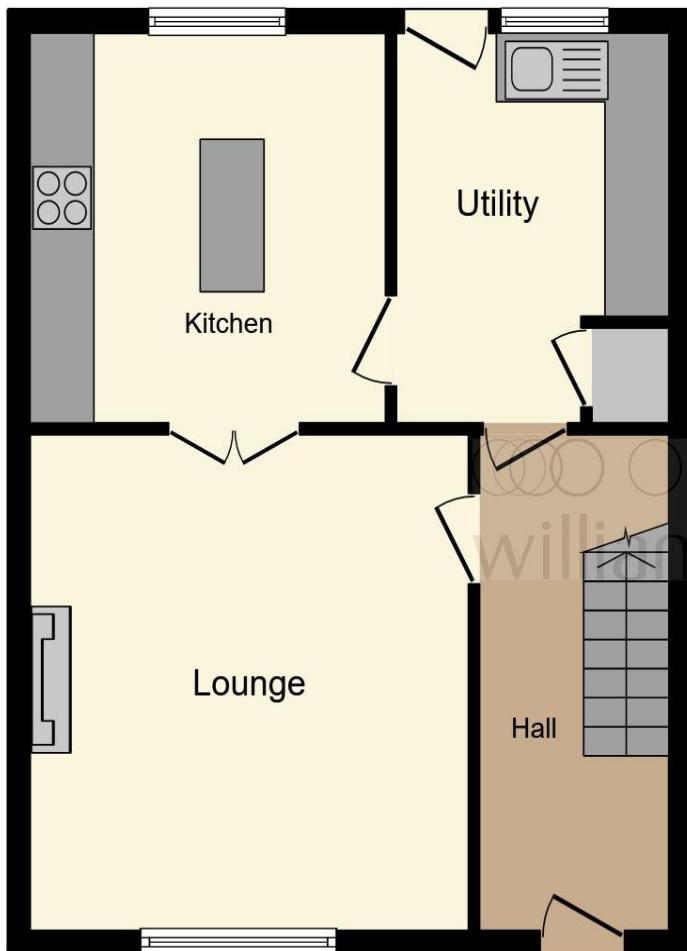
Newsam Road, Kilnhurst, Mexborough, S64 5UN

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



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

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.



Property Ref:
MXB115247 - 0004

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