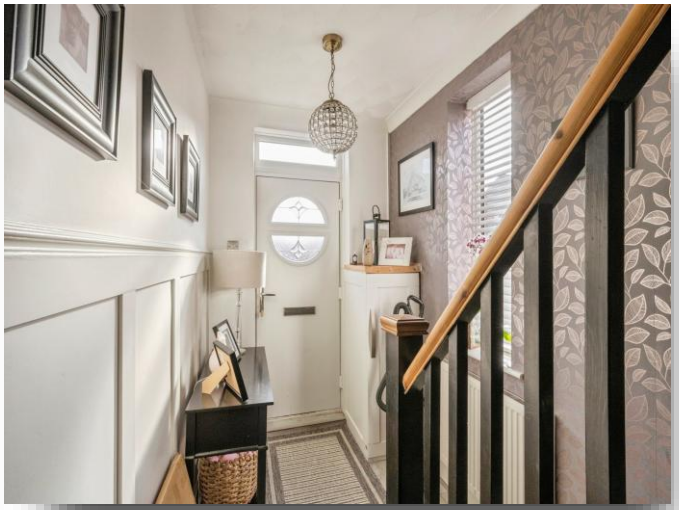






Cowper Road,Mexborough S64 0LQ

william h brown

welcome to

Cowper Road, Mexborough

This beautifully presented 3-bed semi-det home is perfectly positioned for schools, shops, parks, amenities and transport links. Boasting 2 spacious reception rooms, a drive & a larger-than-average rear garden - this makes an excellent 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
A welcoming entrance hall accessed via a front-facing door, featuring a side-facing window that allows for natural light and a central heating radiator. Providing access to the accommodation and staircase to the first-floor landing.

Lounge
Beautifully presented and full of character, featuring a front-facing bay window, a charming feature log burner, and built-in storage with shelving to the alcoves. Finished with a central heating radiator, creating a warm and inviting living space.

Dining Room
A bright and inviting space, ideal for family dining and entertaining, featuring patio doors opening onto the rear garden and a central heating radiator. Providing a seamless connection between the indoor and outdoor living spaces.

Kitchen
A stylish and modern kitchen fitted with a range of wall and base units providing ample storage space. Incorporating an integrated electric hob, oven and cooker hood, along with space for a washing machine. Benefiting from a rear-facing window allowing for plenty of natural light, and finished with a central heating radiator. The extension is fitted with further wall and base units, incorporating an integrated fridge/freezer. Benefiting from a front-facing window, a door providing access to the rear garden, and a central heating radiator.

Landing
Benefiting from a side-facing window allowing for natural light and providing access to the loft, the landing offers access to the first-floor accommodation.

Bedroom One
A spacious principal bedroom featuring a rear-facing window that provides a pleasant outlook and plenty of natural light, complemented by a central heating radiator. Offering ample space for bedroom furnishings, this room creates a comfortable and relaxing retreat.

Bedroom Two
A well-proportioned secondary bedroom featuring a front-facing window allowing for plenty of natural light and a central heating radiator. Ideal as a guest room, child's bedroom or home office.

Bedroom Three
A well-proportioned bedroom featuring a front-facing window allowing for natural light and a central heating radiator. Offering versatile accommodation, ideal for use as a bedroom, nursery or home office.

Shower Room
Fitted with a contemporary shower cubicle, hand wash basin and WC. Benefiting from a rear-facing window providing natural light and ventilation, along with a central heating radiator. Well appointed to serve the first-floor accommodation.

Exterior
To the front of the property is a driveway providing off-road parking. To the rear is a well-presented enclosed garden, predominantly laid to lawn, complemented by a patio seating area, creating an ideal space for outdoor dining, entertaining and family enjoyment.

welcome to

Cowper Road, Mexborough

- 3-bed semi-detached family home
- Excellently placed for schools, shops, parks, amenities and transport links.
- Beautifully presented throughout
- Spacious with 2 reception rooms & kitchen
- Driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in the region of

£180,000









Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk

The Property Ombudsman

Property Ref:
MXB120733 - 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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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.