



**Blunn Croft, Kilnhurst Mexborough S64 5WJ**

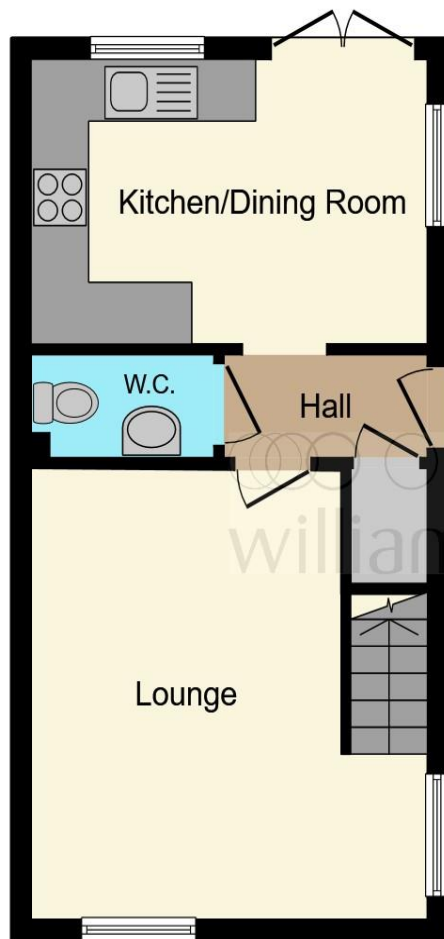


**welcome to**

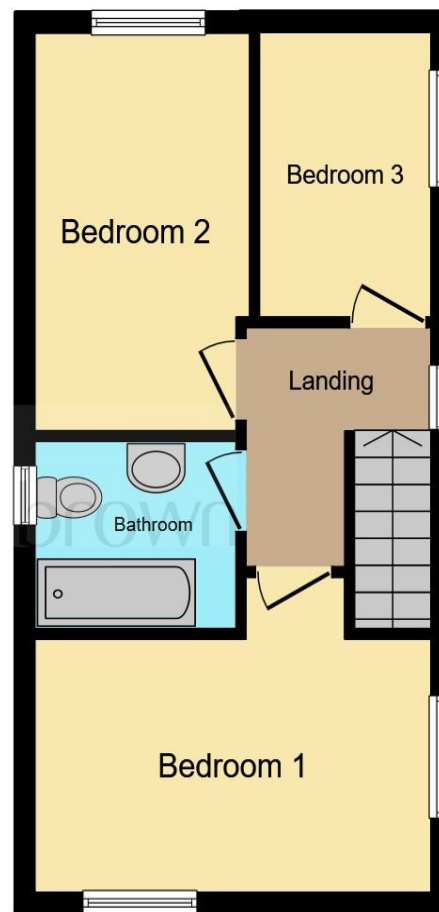
**Blunn Croft, Kilnhurst Mexborough**

A BLUNN-DERFUL OPPORTUNITY! This absolutely stunning home is a fantastic find, offering comfort, convenience & style all in one. Boasting beautifully presented accommodation, a driveway & a delightful rear garden. A fantastic family home that must be viewed - CALL US NOW!





**Ground Floor**



**First Floor**

**Ground Floor:**

**Entrance Hallway**

**Downstairs W.C**

**Lounge**

13' 7" x 14' 3" ( 4.14m x 4.34m )

**Kitchen/Dining Room**

13' 5" x 8' 11" ( 4.09m x 2.72m )

**1st Floor:**

**Landing**

**Bedroom One**

9' 11" x 13' 6" ( 3.02m x 4.11m )

**Bedroom Two**

7' 4" into recess x 12' 7" ( 2.24m into recess x 3.84m )

**Bedroom Three**

5' 10" x 9' 4" ( 1.78m x 2.84m )

**Bathroom**

**Exterior:**

**Agents Note**

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.focalagent.com](http://www.focalagent.com)

**welcome to**

## **Blunn Croft, Kilnhurst Mexborough**

- Modern style 3 bedroom detached. EPC B. Council Tax C
- Highly sought after residential estate - excellently placed for local amenities, schools, shops & transport links
- Lovely cul-de-sac position
- Absolutely stunning throughout
- Kitchen/diner & lounge, downstairs W.C

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

offers over



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118448](https://williamhbrown.co.uk/Property/MXB118448)



Property Ref:  
MXB118448 - 0004

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