



## 2 Woodfield Avenue

, Mexborough, S64 0AE

Offers In The Region Of £125,000



Situated on this delightful street in this sought after village is this cottage style home in need of modernisation which makes this perfect for a property developer ! Boasting spacious living areas throughout & a homely rear garden.

CALL BEECROFT ESTATES NOW TO BOOK YOUR VIEWING !



## GROUND FLOOR

ENTRANCE HALL

LOUNGE

SITTING ROOM

KITCHEN

CELLAR

FIRST FLOOR

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

OFFICE/STUDY

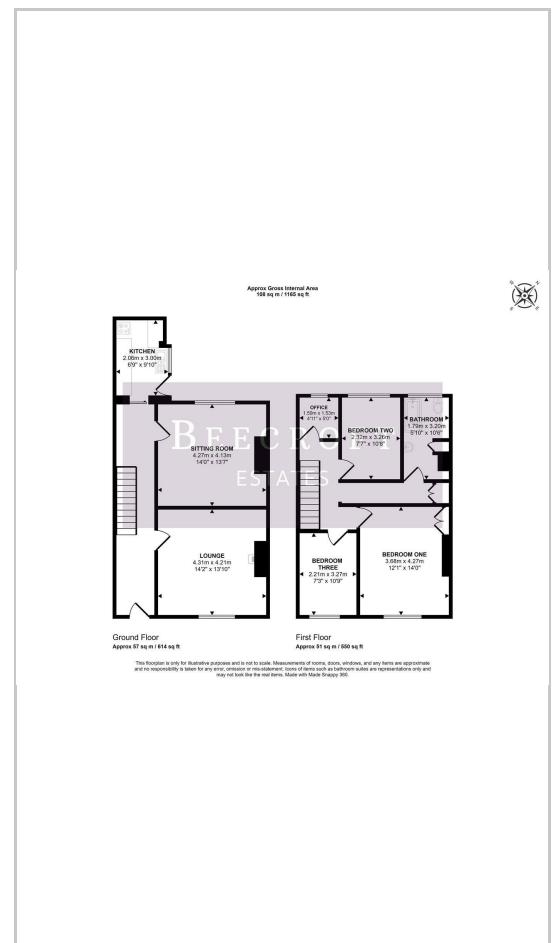
BATHROOM

OUTSIDE

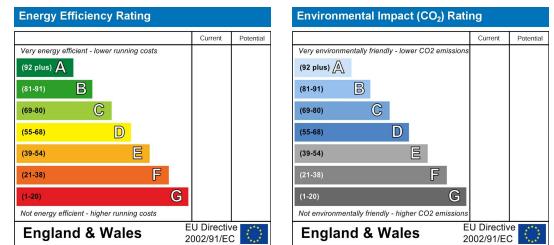
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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