



**Crossgate, Mexborough S64 0JU**

**welcome to**

## **Crossgate, Mexborough**

CROSS YOUR FINGERS! A beautiful 2 bed bay-window mid-terrace. Stylish throughout with 2 reception rooms, contemporary kitchen & bathroom, and a delightful rear garden. Ideally located for shops, schools, parks, amenities & transport links. Ideal for first time buyers / investors - CALL NOW!

### **Ground Floor:**

#### **Entrance Hallway**

The entrance hallway comprises of a UPVC double glazed entrance door to the front, a central heating radiator and a door leading down to the cellar.

#### **Lounge**

A living and family space which comprises of a UPVC double glazed bay window to the front and a central heating radiator.

#### **Kitchen/Dining Room**

Presented with a range of wall and base units with co-ordinating work surfaces housing the inset sink and drainer unit and the appliances such as the free-standing cooker and the integrated fridge. Having plumbing for a washing machine, a breakfast bar area, two UPVC double glazed windows and door leading to the rear.

### **Lower Ground Floor:**

#### **Cellar**

Provides ample storage space.

### **1st Floor:**

#### **Bedroom One**

A lovely front facing bedroom which comprises of a central heating radiator, fitted wardrobes and a UPVC double glazed window to the front.

#### **Bedroom Two**

A rear facing bedroom which is presented with a central heating radiator, a useful storage cupboard and a UPVC double glazed window to the rear.

#### **Bathroom**

Comprising of a bath with a shower over, a W.C & a vanity hand wash basin. There is also a heated towel rail and a UPVC double glaze window to the rear.

#### **Exterior:**

To the rear lays a plentiful lawned garden which benefits from a patio area & an outside electric point. A lovely outside space for guest & family entertainment!



welcome to

## Crossgate, Mexborough

- 2 bedroom, bay window mid terrace. Council Tax A.  
EPC tbc
- Excellently placed for local amenities, schools, shops, parks & transport links
- Beautifully presented & tastefully decorated throughout
- 2 reception rooms
- Contemporary kitchen & bathroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

# £125,000

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Property Ref:  
MXB119626 - 0002

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