



£150,000

THREE BEDROOMS *WELL PRESENTED* *MODERN KITCHEN & BATHROOM* *IDEAL FOR FIRST TIME BUYERS* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *GARDEN* *LONG DISTANCE VIEWS* *USEFUL CELLER*

Nestled on Mexborough Road this charming terraced house presents an excellent opportunity for both families and professionals alike. The property is well presented throughout, showcasing a modern aesthetic that is both inviting and functional. Boasting three spacious bedrooms, this home provides ample space for relaxation and personalisation. The single reception room is a perfect setting for entertaining guests or enjoying quiet evenings in, with a fantastic exposed brick fireplace and stove, adding character and charm to the living space. The modern kitchen and bathroom are thoughtfully designed, offering contemporary fixtures and fittings that cater to today's lifestyle.

One of the standout features of this property is the useful basement cellar, which provides additional storage or could be transformed into a versatile space to suit your needs. Originally designed as a bathroom, this could easily be used as such. Outside, the garden offers a delightful retreat, complemented by long-distance views that enhance the overall appeal of the home.

Situated in a popular location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and community. This terraced house is not just a place to live; it is a place to call home. Don't miss the chance to make it yours.

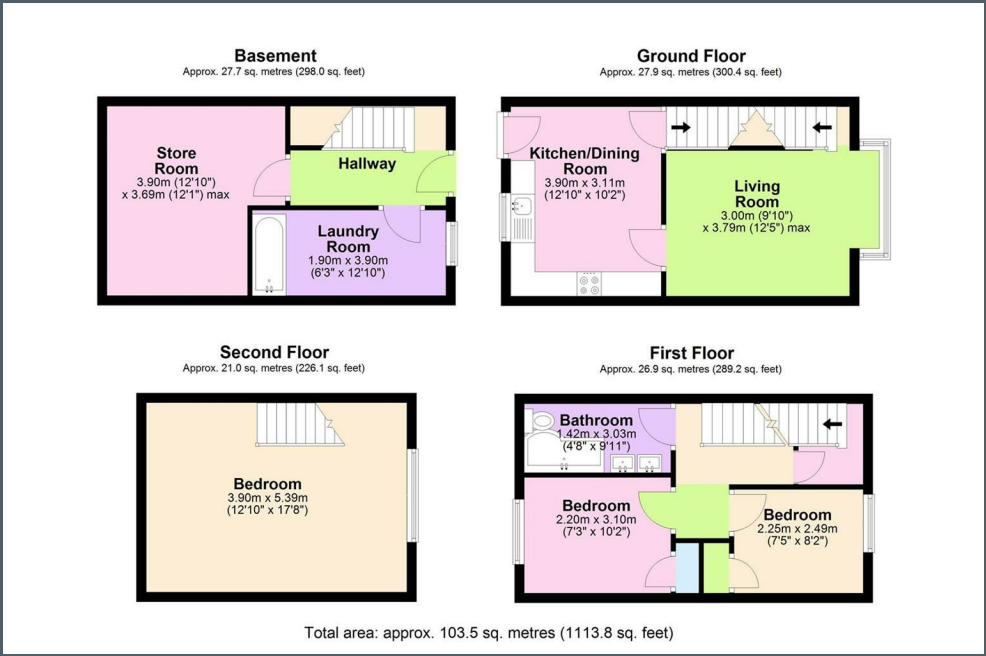
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		