



34 Park Road

, Mexborough, S64 9PE

Offers In The Region Of £160,000



Immaculately presented and ready for immediate occupation, this deceptively spacious stone-fronted three-bedroom mid-terrace home has been tastefully renovated to a high standard. Recent improvements include a contemporary fitted kitchen, stylish décor throughout, and new carpets, creating a modern yet welcoming living environment.

Situated in the heart of Mexborough on the ever-popular Park Road, this substantial family home is a must-view. Ideally located within easy reach of major link roads, public transport routes, and a wide range of local amenities, the property offers both convenience and refined everyday living.

MUST BE VIEWED !



GROUND FLOOR

LOUNGE

A well proportioned lounge offering a warm and inviting atmosphere, enhanced by a bay-style double-glazed window. The room features a radiator for comfort, with elegant double doors opening into the dining room, while a further door provides access to the staircase.

DINING ROOM

The dining area continues the sense of space and warmth, flowing seamlessly into the open-plan kitchen area. A charming feature inset fireplace with a wooden beam surround creates a striking focal point, adding character and appeal. A door provides access to the cellar, offering additional storage or potential use.

This versatile space can be enjoyed as a cosy, defined dining room or opened fully to the lounge, creating an impressive open-aspect layout —perfect for family gatherings and entertaining, especially during the festive season.

KITCHEN

The kitchen has been recently refitted and is fitted with a range of contemporary wall and base units, complemented by coordinating worktop surfaces incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob, and extractor unit, with additional space provided for a fridge freezer and washing machine.

A rear-facing double-glazed window allows for plenty of natural light, while elegant French-style doors open directly onto the garden, seamlessly connecting indoor and outdoor living.

CELLAR

Ideal for storage.

FIRST FLOOR

LANDING

BEDROOM ONE

A generously sized bedroom featuring a front facing double-glazed window, allowing for ample natural light, and a radiator providing year-round comfort.

BEDROOM TWO

A well-proportioned second bedroom featuring a double-glazed window and a radiator, offering a bright and comfortable living space.

BEDROOM THREE

In our opinion, a generously sized third bedroom featuring a rear-facing double-glazed window and a radiator, providing a comfortable and versatile space.

FAMILY BATHROOM

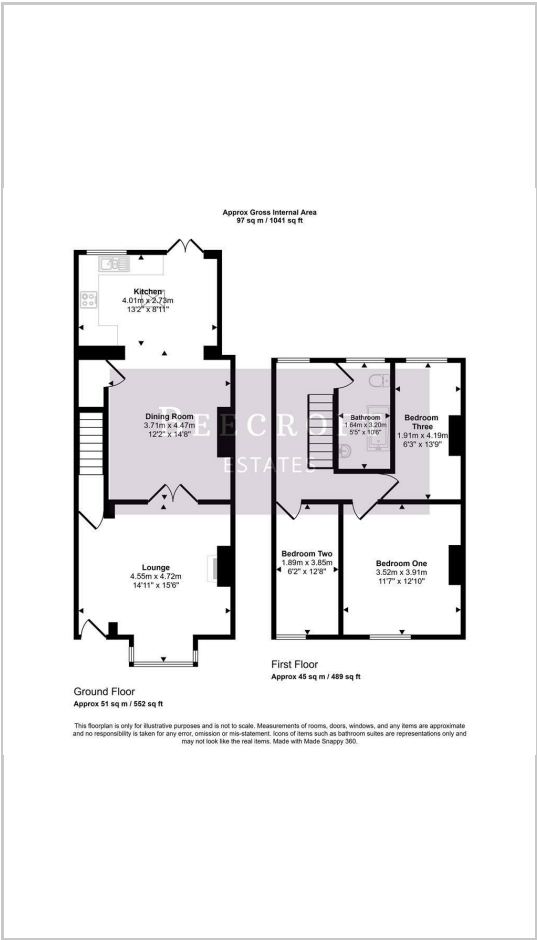
The bathroom is fitted with a stylish three-piece suite comprising a freestanding bath, vanity-style wash hand basin, and WC. Additional features include an obscure-glazed window for privacy and a contemporary chrome heated ladder rail.

OUTSIDE

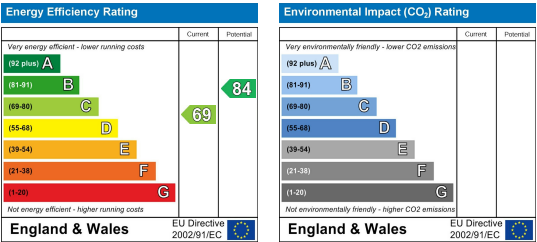
Area Map



Floor Plans



Energy Efficiency Graph



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