



## 32 Frederick Street

, Mexborough, S64 9QS

£90,000



### NEST OR INVEST!!!!

A fantastic opportunity for first-time buyers or investors, this well-located two-bedroom terraced home in Mexborough offers excellent value and strong potential. Benefitting from the rare advantage of off-road parking, the property is set in a popular residential area with easy access to a wide range of amenities, transport links, and schools. It's ideal for buyers looking to move straight in or for landlords seeking a ready-to-let investment. Mexborough itself continues to grow in popularity thanks to its affordable property prices, direct train links to Doncaster, Sheffield and Rotherham, and strong commuter access to the A1, M18, and M1. The town also boasts a variety of local shops, supermarkets, cafes, schools, and scenic riverside walks, making it an appealing choice for families and professionals alike. Whether you're stepping onto the property ladder or expanding your portfolio, this is a smart, well-positioned purchase with real long-term potential.





Lounge

Entered directly from the front door, this welcoming lounge features contemporary décor and a front-facing window that allows plenty of natural light to fill the space. A stylish yet comfortable room, perfect for relaxing or entertaining.

Dining Room/2nd Reception Room

A good-sized and versatile rear-facing room, ideal for use as a dining area, second lounge, or home office. This space also provides access to the cellar, which offers excellent storage potential, including a handy storage area at the top of the stairs.

Kitchen

A well-presented kitchen with a side aspect window, fitted with a range of white wall and base units complemented by wood-effect worktops. Features include a stainless steel extractor fan, electric fan oven, 4-ring gas hob, and a one-bowl stainless steel sink with drainer. There's ample space for a freestanding fridge freezer, and a chrome-finished modern radiator adds a sleek, contemporary touch. This functional and stylish space offers everything needed for day-to-day living.

Master Bedroom

A spacious rear-facing double bedroom with neutral décor, offering a calm and comfortable space. The room includes a built-in cupboard that provides useful storage and also gives access to the loft, adding further practicality.

Bedroom Two

A versatile second bedroom currently divided by a partition wall, providing access to an additional space ideal for use as a nursery, study, or dressing area. The partition can also be easily removed to create a generously sized double bedroom, offering flexibility to suit a variety of needs.

Bathroom

A large bathroom located off the master bedroom with a rear-facing aspect, offering a well-equipped suite that includes a bath, pedestal wash hand basin, tiled shower cubicle with a thermostatic shower, and a low-flush WC.

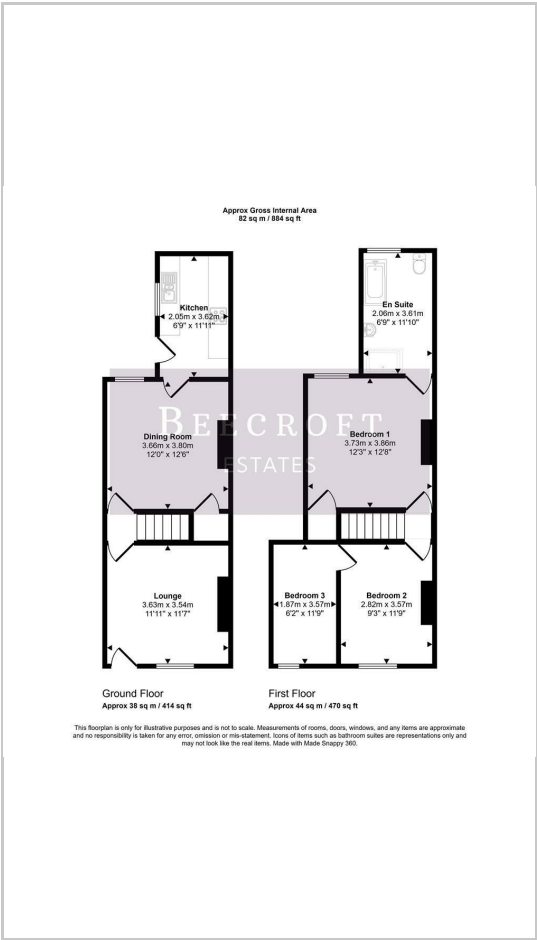
Exterior

The property benefits from a low-maintenance rear garden, perfect for relaxing or easy upkeep. Beyond the garden, there is off-road parking, providing convenient and secure space for vehicles—a rare and valuable feature for a terraced home.

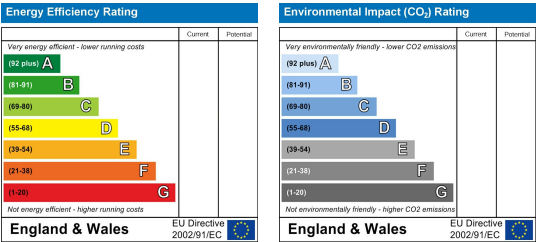
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.