



# 159 Harlington Road

, Mexborough, S64 0QR

Offers Over £240,000



A superb move-in ready three-bedroom detached home located on the highly sought-after Harlington Road in Mexborough, offered with no vendor chain and ready for immediate occupation. Situated in a quiet and desirable residential area, the property enjoys stunning open views to the rear, making it an ideal choice for buyers seeking both comfort and scenery.

The accommodation briefly comprises a kitchen, lounge, dining area, and family bathroom, along with three generously proportioned bedrooms, providing excellent space for families or professionals alike.

Externally, the property benefits from a driveway providing off-road parking, along with well-maintained front and rear gardens, offering attractive outdoor space to enjoy.

This fantastic home combines location, space, and potential, and must be viewed to fully appreciate everything it has to offer.



## GROUND FLOOR

### ENTRANCE PORCH

Ideal for coats and shoes.

### ENTRANCE HALL

A spacious entrance hall featuring wood-effect flooring and stairs rising to the first-floor landing.

### LOUNGE

A spacious front-facing lounge with a double glazed window allowing an abundance of natural light to fill the room. The room also benefits from a radiator and TV aerial point.

### DINING ROOM

Semi open-plan to the lounge, this dining room creates a wonderful family and socialising space. Featuring double doors opening onto the rear garden with pleasant views beyond, the room also benefits from a radiator and ample space for a dining table.

### KITCHEN

Comprising a range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. There is space for a range of appliances, while a rear-facing double glazed window and entrance door enjoy lovely far-reaching views.

## FIRST FLOOR

### LANDING

A spacious landing with a side-facing double glazed window, allowing natural light to flow through the space. The landing also provides access to the loft.

### BEDROOM ONE

A double bedroom with a front-facing double glazed window and radiator.

### BEDROOM TWO

A further double bedroom benefiting from far-reaching views and a radiator.

### BEDROOM THREE

A good-sized third bedroom with a front-facing double glazed window and radiator.

### BATHROOM

A three-piece suite comprising a panelled bath with shower over, WC and wash hand basin. The room also benefits from a double glazed window with obscure glazing and a radiator.

## OUTSIDE

There are gardens to both the front and rear, mainly laid to lawn. To the side of the property is a driveway providing off-road parking.

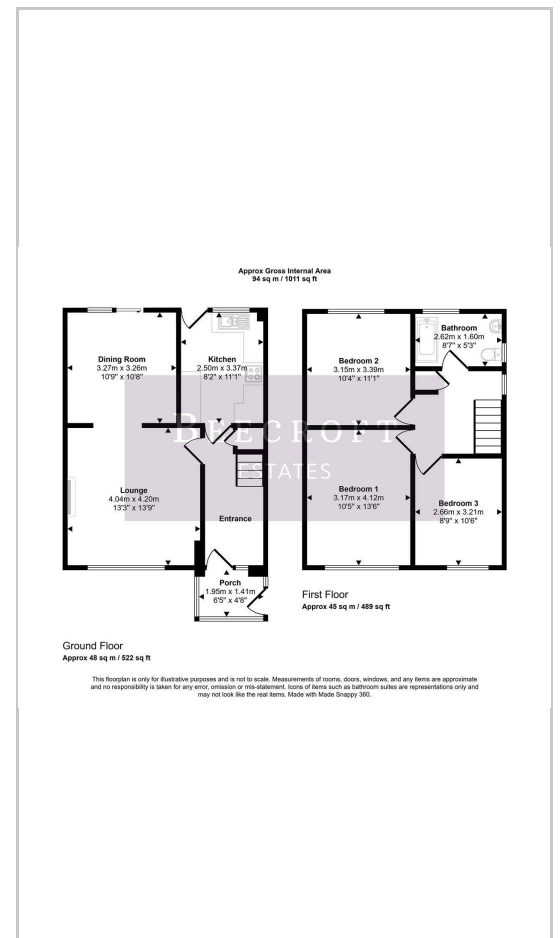
### UTILITY ROOM

A practical utility area offering a range of wall and base units with worktop space, plumbing for a washing machine, and direct access to the rear garden.

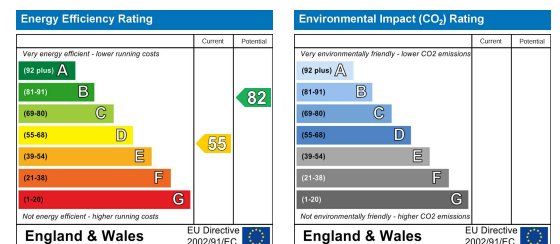
## Area Map



## 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.

Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk