



## 60 Princess Road

, Mexborough, S64 0AW

£105,000



A two-bedroom mid-terrace home offering excellent potential for buyers looking to add their own stamp, available with no upper vendor chain. The property benefits from high ceilings and spacious rooms throughout, creating a light and airy feel.

To the first floor are two double bedrooms, with the principal bedroom featuring a walk-in wardrobe with potential to convert into an en-suite, along with a family bathroom.

To the ground floor, the accommodation comprises a front-facing lounge and a dining kitchen to the rear, with access to a useful cellar for additional storage.

Externally, there is a decent-sized rear garden, and the property is conveniently located within walking distance of local amenities.

This property presents an excellent opportunity for first-time buyers, investors, or those looking for a project.

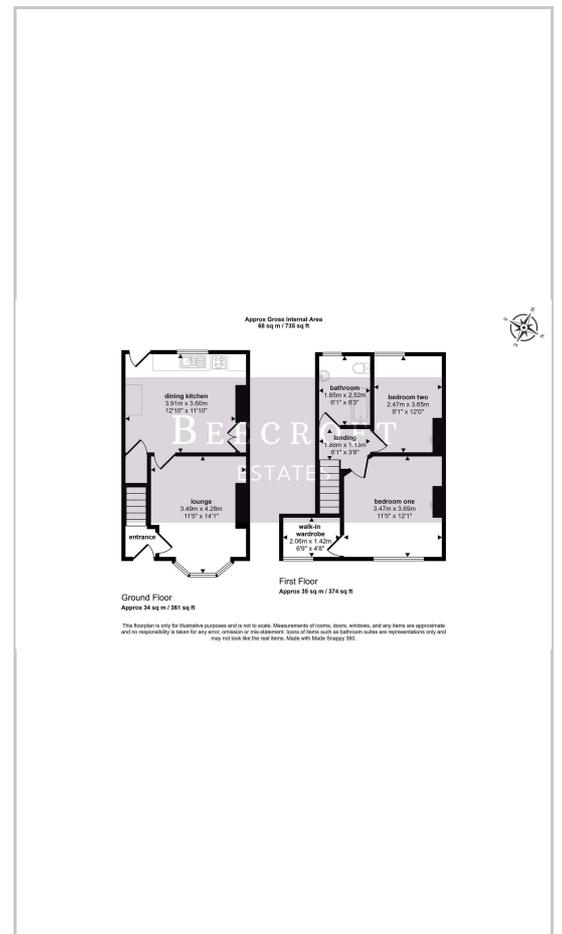


GROUND FLOOR  
 ENTRANCE  
 LOUNGE  
 DINING KITCHEN  
 CELLAR  
 FIRST FLOOR  
 BEDROOM ONE  
 BEDROOM TWO  
 BATHROOM  
 OUTSIDE

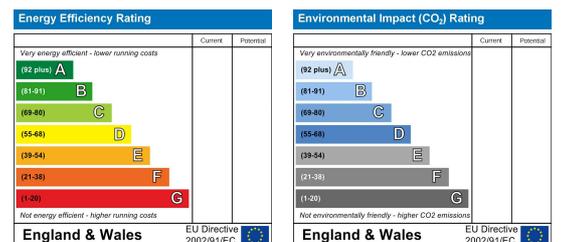
## Area Map



## Floor Plans



## Energy Efficiency Graph



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