



BEECROFT  
ESTATES

## 31 Park Road

, Mexborough, S64 9PE

Offers Over £155,000



Four-Bedroom Victorian Mid-Terrace!! Sold with no onward chain!!

Well-presented and offering spacious accommodation throughout, this attractive four-bedroom Victorian mid-terrace property is located in a highly sought-after area of Mexborough. The home benefits from two generous reception rooms, providing flexible living space ideal for families or entertaining.

Further features include two useful cellars, adding excellent storage or potential for further use (subject to relevant consents). The property is sold with no onward chain, making it an ideal purchase for buyers looking for a smooth and speedy transaction.

Situated close to local amenities, schools, transport links, and scenic countryside walks, the location combines convenience with community appeal.

Early viewing is highly recommended to appreciate the space, character, and location on offer.



## GROUND FLOOR

### ENTRANCE HALL

Porch with front entrance door and internal access to the entrance hallway.

### CLOAKROOM

A convenient cloakroom, fitted with a WC and pedestal wash hand basin, accessible from the entrance hall.

### LOUNGE

A lovely living and family space, benefitting from a central heating radiator and a UPVC double-glazed bay window to the front, with double doors opening into the dining room, ideal for entertaining.

### DINING ROOM

A versatile and charming dining space, complete with a central heating radiator, a UPVC double-glazed window overlooking the rear, enjoying a pleasant outlook.

### KITCHEN

Modern kitchen with wall and base units, coordinating work surfaces, inset sink and drainer, gas hob, larder oven, washing machine plumbing, fridge/freezer space, central heating radiator, two rear-facing UPVC windows, and rear garden access.

### CELLAR

A useful cellar, offering excellent storage space and potential for a variety of uses.

## FIRST FLOOR

### LANDING

Gives access to the loft

### MASTER BEDROOM

A spacious master bedroom, complete with a central heating radiator and a rear-facing UPVC double-glazed window enjoying a pleasant outlook. The room provides plenty of space for free-standing or fitted furniture, making it a versatile and comfortable retreat.

### BEDROOM TWO

A spacious second double bedroom, featuring two front-facing UPVC double-glazed windows and a central heating radiator, with ample space for free-standing or fitted furniture.

### BEDROOM THREE

A generously sized third bedroom with a rear aspect, featuring a UPVC double-glazed window and a central heating radiator. There is ample space to add your own storage solutions if required.

### BEDROOM FOUR

A well-proportioned fourth single bedroom with a front-facing aspect, complete with a UPVC double-glazed window, a fitted storage cupboard, and a central heating radiator, offering space to add your own storage solutions.

### BATHROOM

A stylish bathroom suite comprising a bath with an overhead shower, WC, and hand wash basin. The room also features a central heating radiator and a UPVC double-glazed window allowing ventilation and light.

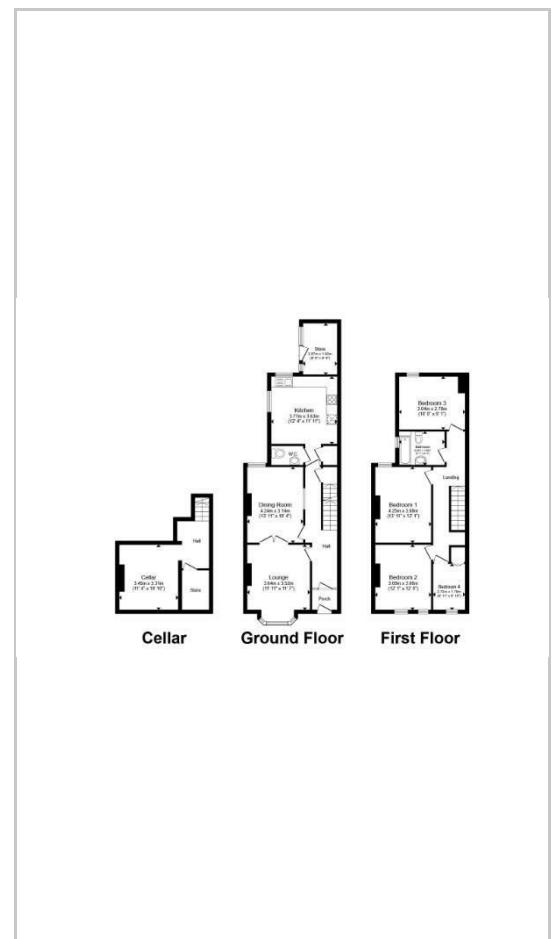
### EXTERIOR

To the front of the property is a low-maintenance gated yard. To the rear lies a generous lawned garden, complemented by a brick-built store with single-glazed windows, a wall-mounted boiler, and a door for access—providing a lovely outdoor space for family and guest entertainment.

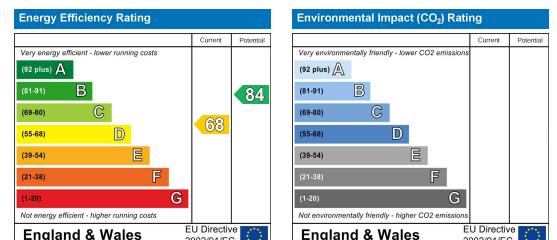
## Area Map



## Floor Plans



## Energy Efficiency Graph



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