



## 22 Spencer Street

, Mexborough, S64 9RD

Offers Over £75,000



This delightful property is perfectly situated within walking distance to the vibrant town center of Mexborough, offering unparalleled convenience for residents who seek easy access to local amenities and public transportation. Boasting a range of modern comforts, this two bedroom with attic property is designed for both practicality and comfort.

CALL BEECROFT ESTATES TODAY TO BOOK YOUR VIEWING !



GROUND FLOOR

Lounge

This front facing reception room has a double glazed window, laminate flooring and tv aerial point.

Dining Kitchen

Comprising wall and base units, worktop surface over which incorporates the sink unit with mixer tap, integrated oven with hob and extractor, plumbing for a washing machine and space for a fridge freezer, door gives access to the stairs. There is a rear facing double glazed window and door gives access to the rear garden.

FIRST FLOOR

Bedroom One

A double front facing bedroom having fitted storage, raditor and double glazed window.

Bedroom Two

A rear facing bedroom with double glazed window and radiator.

Bathroom

A three piece suite comprising bath with shower over, WC and wash hand basin. Rear facing double glazed window with obscure glazing and radiator.

SECOND FLOOR

Attic Room

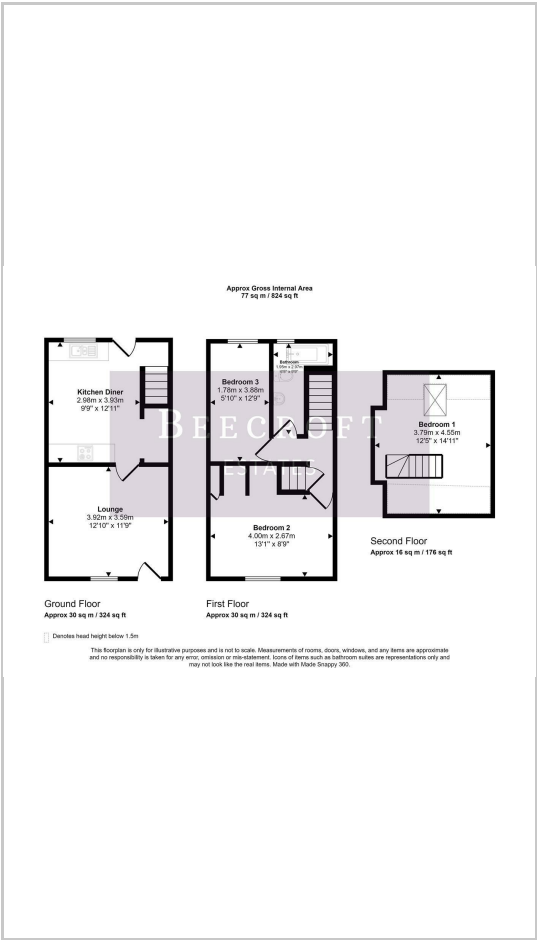
A good size room with Velux styel window and radiator. Currently utilised as a bedroom.

OUTSIDE

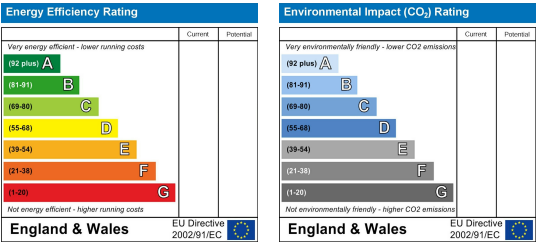
Area Map



Floor Plans



Energy Efficiency Graph



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