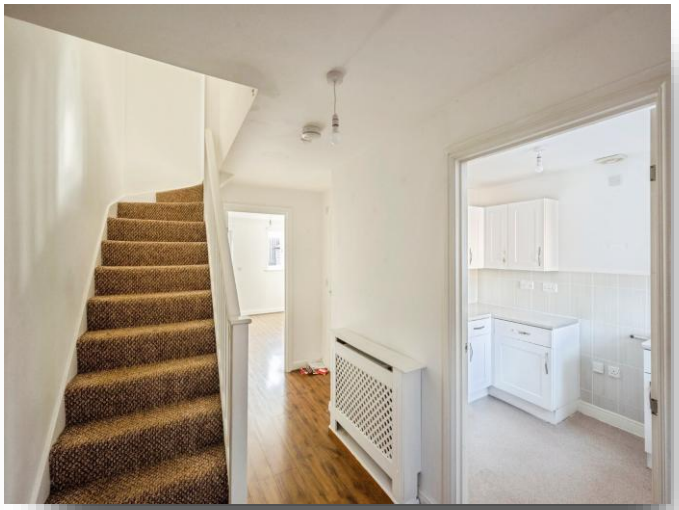






Kirby Street,Mexborough S64 9PQ

william h brown

welcome to

Kirby Street, Mexborough

FIRST TIME BUYERS - SWIPE RIGHT - IT'S A MATCH! Well presented 2-bedroom semi-det home in a popular location, close proximity to schools, shops, amenities & transport links. Featuring a d/nstairs W.C., driveway, enclosed rear garden & offered with NO CHAIN. Ideal to make your own!













Agents Note Aml
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall
Entering through a UPVC front door, the welcoming entrance hall provides access to the ground floor accommodation and features a central heating radiator and a staircase rising to the first-floor landing.

Lounge
A spacious lounge featuring two rear-facing UPVC double glazed windows and a UPVC door providing access to the rear. The room benefits from two central heating radiators and a useful built-in storage cupboard.

Downstairs W.C.
Conveniently fitted with a low-flush WC and hand wash basin, this useful ground floor cloakroom also benefits from a central heating radiator.

Kitchen
Fitted with a range of wall and base units incorporating a sink and drainer, the kitchen offers space for a cooker and fridge/freezer, along with plumbing for a washing machine. The room also houses the boiler and benefits from a front-facing UPVC double glazed window providing natural light.

Landing
The first-floor landing provides access to all bedrooms and the family bathroom, benefiting from a useful built-in storage cupboard and loft access.

Bedroom One
A well-proportioned principal bedroom featuring a front-facing UPVC double glazed window, a central heating radiator and the added benefit of a useful built-in storage cupboard.

Bedroom Two
A well-proportioned second bedroom featuring a rear-facing UPVC double glazed window, allowing for plenty of natural light, and a central heating radiator.

Bathroom
Fitted with a bath, hand wash basin and WC, the bathroom benefits from a side-facing UPVC double glazed window providing natural light, along with a central heating radiator.

Exterior
To the front of the property is a driveway providing off-road parking, whilst to the rear is an enclosed lawned garden, offering an ideal outdoor space for relaxing and entertaining.

welcome to

Kirby Street, Mexborough

- 2 bedroom semi-detached home. EPC C. Council Tax B
- Poplular location - excellently placed for amenities, schools, shops & transport links
- Well presented throughout - ideal to make your own
- Downstairs W.C
- Driveway

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120375

The Property Ombudsman

Property Ref:
MXB120375 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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