





Lynwood Drive,Mexborough S64 9PL

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welcome to

Lynwood Drive, Mexborough

FOLLOW THE ROAD TO LYNWOOD DRIVE! Situated on a popular residential estate, this beautifully presented 3 bedroom semi-det home boasts accommodation over 3 floors, a spacious kitchen/diner, enclosed rear garden, a driveway & a superb principal bedroom. NO CHAIN - CALL NOW!



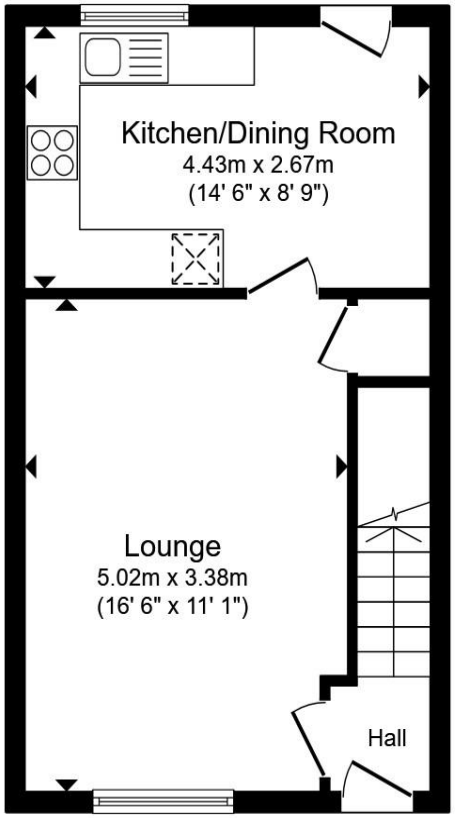




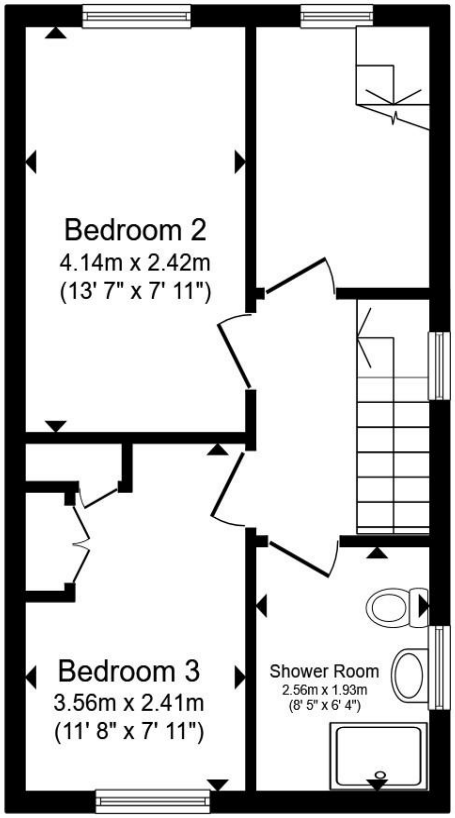




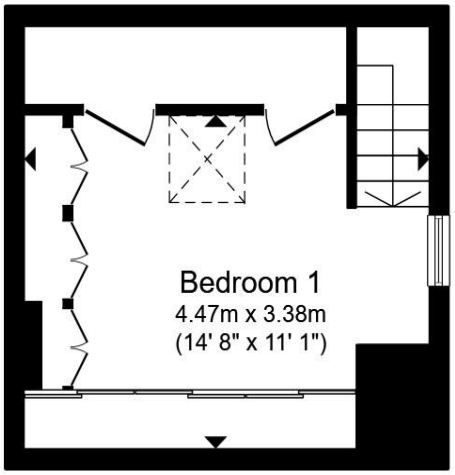




Ground Floor



First Floor



Second Floor

Total floor area 88.1 m² (948 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Entrance Hall

Lounge

Kitchen

Landing

Bedroom Two

Bedroom Three

Bedroom One

Family Bathroom

Outside

Agents Aml Note

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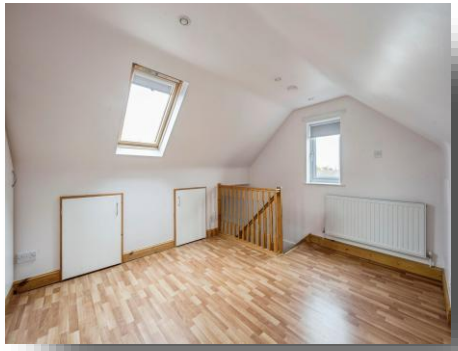
Lynwood Drive, Mexborough

- 3 double bedroom semi-detached home set over 3 floors. EPC D. Council Tax B
- Cul-de-sac position on sought after estate
- Excellently placed for amenities, Mexborough High St, schools, shops parks & transport links
- Spacious lounge & stylish kitchen/dining room. Contemporary family bathroom.
- 3 double bedrooms all with fitted wardrobes. Impressive top floor principal bedroom suite

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

offers in the region of









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119783

The Property Ombudsman

Property Ref:
MXB119783 - 0003

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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