



Benita Avenue, Mexborough S64 0NB

welcome to

Benita Avenue, Mexborough

HOME IS WHERE THE HEART IS! Occupying a cul-de-sac position is this well-proportioned 3 bedroom, traditional semi-det. Offers generous living accommodation, a low-maintenance rear garden, a drive & a versatile garage/garden room. An excellent family home on a sought after street. NO CHAIN!



Entrance Hall

Accessed via a front-facing entrance door, the hall features a central heating radiator and provides a welcoming introduction to the home.

Lounge

A bright and inviting reception room featuring a front-facing window, sliding doors providing access to the rear, and a central heating radiator.

Kitchen

Fitted with a range of wall and base units incorporating a sink and drainer, electric oven, gas hob and cooker hood, fridge/freezer and dishwasher. A useful pantry houses the washing machine, while the room also benefits from a central heating radiator and a door providing access to the side of the property.

Bedroom One

A well-proportioned principal bedroom featuring a front-facing window, central heating radiator and a range of fitted wardrobes providing excellent storage space.

Bedroom Two

A spacious double bedroom benefiting from a rear-facing window, central heating radiator and a range of fitted wardrobes providing useful storage space.

Bedroom Three

A well-presented bedroom featuring a front-facing window allowing for plenty of natural light, along with a central heating radiator.

Shower Room

Fitted with a shower cubicle and hand wash basin, the shower room also benefits from a rear-facing window and a central heating radiator. The W.C. is conveniently located in a separate room from the main shower room.

Exterior

To the rear of the property is a low-maintenance garden featuring an artificial lawn and a patio seating

area, providing an ideal space for outdoor relaxation and entertaining. A versatile garage fitted with an up-and-over door, power and lighting, offering excellent storage or workshop potential. The garage also benefits from patio doors providing additional access and natural light.

Garage



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welcome to

Benita Avenue, Mexborough

- Traditional 3 bedroom semi-detached family home.
- EPC E. Council Tax B
- Excellently placed for local amenities, schools, shops, parks, transport links & scenic canal walks
- Spacious accommodation
- Well presented throughout
- Enclosed low-maintenance rear garden with artificial lawn

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

offers in the region of



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB120606 - 0002

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