



Fairview Doncaster Road, Mexborough S64 0JD

welcome to

Fairview Doncaster Road, Mexborough

FAIRVIEW DONCASTER RD - FAIRLY IMPRESSIVE! A beautifully presented 3 bedroom semi-det offering spacious & stylish accommodation. Featuring a welcoming lounge, kitchen/diner, a driveway to the front & a delightful rear garden. Ideal for a range of buyers. CALL NOW!



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

A welcoming entrance hall entered via a UPVC front door, having a central heating radiator and stairs rising to the first-floor accommodation.

Lounge

A bright and comfortable lounge featuring a front-facing double glazed UPVC bay window, a central heating radiator, and an attractive electric fire creating a cosy focal point to the room.

Kitchen / Diner

Fitted with a range of wall and base units incorporating an integrated oven, gas hob, microwave, dishwasher and washing machine, with space for a fridge/freezer. Having two rear-facing double glazed UPVC windows, rear-facing French doors providing access to the garden, and a central heating radiator. The room offers ample space for dining, making it ideal for family meals and entertaining.

Landing

Having a side-facing double glazed UPVC window allowing natural light to flood the space, with access to the first-floor accommodation.

Bedroom One

A generously sized principal bedroom featuring a front-facing double glazed UPVC window, a central heating radiator, and a range of fitted wardrobes providing excellent storage space.

Bedroom Two

A well-proportioned secondary bedroom featuring a rear-facing double glazed UPVC window, a central heating radiator, and fitted wardrobes providing

useful storage space.

Bedroom Three

A versatile third bedroom featuring a front-facing double glazed UPVC window and a central heating radiator. The room also provides access to the loft space and could be used as a home office, nursery or dressing room if required.

Bathroom

Fitted with a bath, a hand wash basin set within a vanity unit, and a WC. Having a rear-facing UPVC window allowing natural light into the room, along with a heated towel rail for added comfort and convenience.

Outside

To the front of the property is a driveway providing off-road parking

To the rear is an attractive and well-maintained tiered lawned garden, complemented by pebbled flower beds and a paved patio area, creating an ideal space for outdoor entertaining and relaxation. The garden also benefits from an outside tap and electrical point for added convenience.



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Fairview Doncaster Road, Mexborough

- 3 bedroom semi-detached. Council Tax B. EPC tbc
- Excellently placed for amenities, schools, shops, transport links, scenic walks, parks & Dearne Valley Leisure Centre
- Beautifully presented throughout
- Lounge, kitchen/diner
- Driveway to front

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

guide price

£170.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB116725 - 0002

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