



£185,000 Guide Price

Hall Avenue, Mexborough

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- FABULOUS THREE BEDROOM FAMILY HOME
- Beautifully Appointed Throughout
- Kitchen with Separate Utility Area & Downstairs WC
- Bay Windowed Dining Room
- Modern Lounge
- Enclosed Landscaped Rear Garden
- Driveway Providing Ample Off-Road Parking
- Popular Location
- VIEWING ESSENTIAL!

## Property Description

GUIDE PRICE £185,000 to £195,000

THE GROWING FAMILY THIS ONE WILL SUIT YOU...FIRST TO SEE WILL BUY ON HALL AVENUE...!

Uflit are highly delighted to welcome to the market this spacious three bedroom semi detached property, beautifully appointed throughout.

## Main Particulars

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Uflit are highly delighted to welcome to the market this spacious three bedroom semi detached property, beautifully appointed throughout. The property boasts a spacious modern lounge with media wall, separate bay windowed diner, modern kitchen and a separate utility adopting part of a side extension with further wc and large storage areas. To the first-floor three bedrooms and a modern family bathroom. The property nestles away on a quiet road and has curb appeal with a driveway providing ample off-road parking. A beautiful landscaped rear garden with a patio area adds to the desirability of this property. Located in a quiet and popular area of Mexborough close to local amenities, excellent transport links and schools. This Fabulous property won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Freehold

### Entrance hall

Entering through a upvc door with tiled flooring seamlessly flowing through to the kitchen area and carpeted spindled stairs leads to first-floor accommodation with an understairs storage cupboard and radiator. A front facing upvc window, a door opens to the diner and an opening to the kitchen.

**Dining room** w: 3m x l: 3.4m (w: 9' 10" x l: 11' 2")

A beautifully presented dining area with a stylish large bay window with a bespoke seating area and ample storage, laminate flooring, radiator and spot lighting.

**Lounge** w: 4.2m x l: 3.5m (w: 13' 9" x l: 11' 6")

A spacious beautifully presented living area where laminate flooring seamlessly flows throughout, a beautiful feature media wall catches the eye and a radiator creates warmth. A rear facing upvc window allows an abundance of light to flow through and spot lighting creates the mood.

**Kitchen** w: 2.6m x l: 3.6m (w: 8' 6" x l: 11' 10")

Featuring a range of wall and base units with complimentary worksurface areas with a beautiful black glass counter top sink with designer tap and tiled back panels. Appliances to include a built-in double oven, electric hob extractor fan and plumbing for further utilities. A rear facing upvc window allows light whilst spot lighting creates the mood, a side facing upvc door allows access to the utility room, a continuation of the tiled flooring, radiator and a quirky recess creates a breakfast area and

a door to the lounge.

**Utility/ WC** w: 4m x l: 2.7m (w: 13' 1" x l: 8' 10")

Out Building

A fabulous addition to the property accessed via an undercover passage way with plumbing for several utilities with a rear facing upvc door accessing the garden and a front facing upvc door, a further latch door to a downstairs wc. Sizes to maximum measurements.

### **FIRST FLOOR:**

A carpeted spindled landing with a loft hatch with ladder to a partially boarded loft creating additional space, side facing upvc window and doors giving access to three bedrooms, family bathroom and additional storage cupboard.

**Master bedroom** w: 3.6m x l: 3.6m (w: 11' 10" x l: 11' 10")

A stunning master bedroom with a large range of modern fitted furniture, feature wall, radiator, carpeted flooring and a front facing upvc window.

**Bedroom 2** w: 3.6m x l: 3.4m (w: 11' 10" x l: 11' 2")

A further double bedroom with a range of fitted sliding wardrobes, feature wall, carpeted flooring, radiator, spot lighting and a rear facing upvc window. Sizes to maximum measurements.

**Bedroom 3** w: 3.3m x l: 2.7m (w: 10' 10" x l: 8' 10")

An ample sized third bedroom with carpeted flooring, radiator and a rear facing upvc window. Sizes to maximum measurements.

**Family Room** w: 2.3m x l: 1.7m (w: 7' 7" x l: 5' 7")

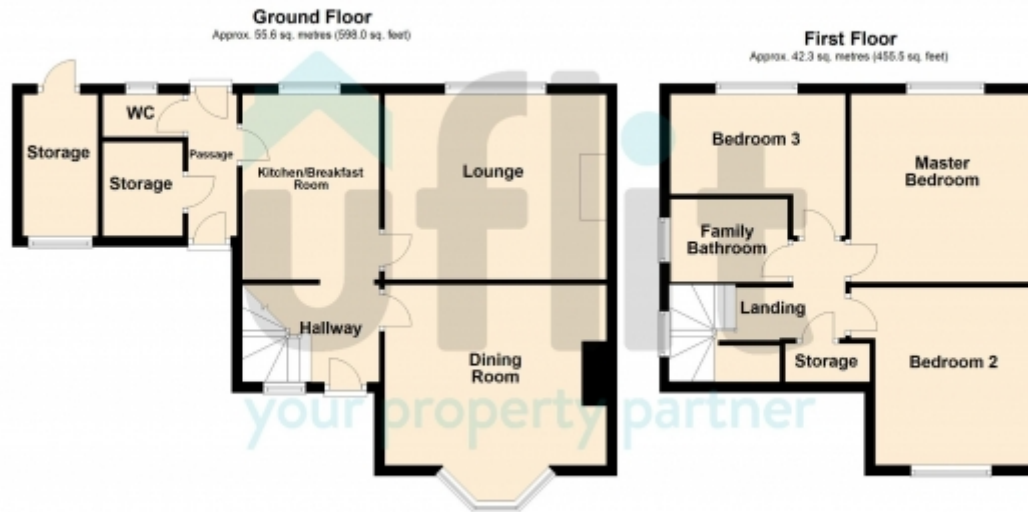
A modern bathroom comprising of a panelled bath with overhead shower and screen, wash hand basin and a low level wc. Fully tiled walls with contrasting tiled flooring, heated towel rail, spot lighting and a side facing upvc window.

### **Outside**

The property really has curb appeal with a delicate walled frontage protecting low maintenance decorative pebbles and double gates open to a driveway providing ample off-road parking. To the rear a landscaped garden awaits with paved patio areas and wrap around decorative stone borders, garden shade and a large outbuilding

providing storage all creating a fabulous outdoor entertaining area.



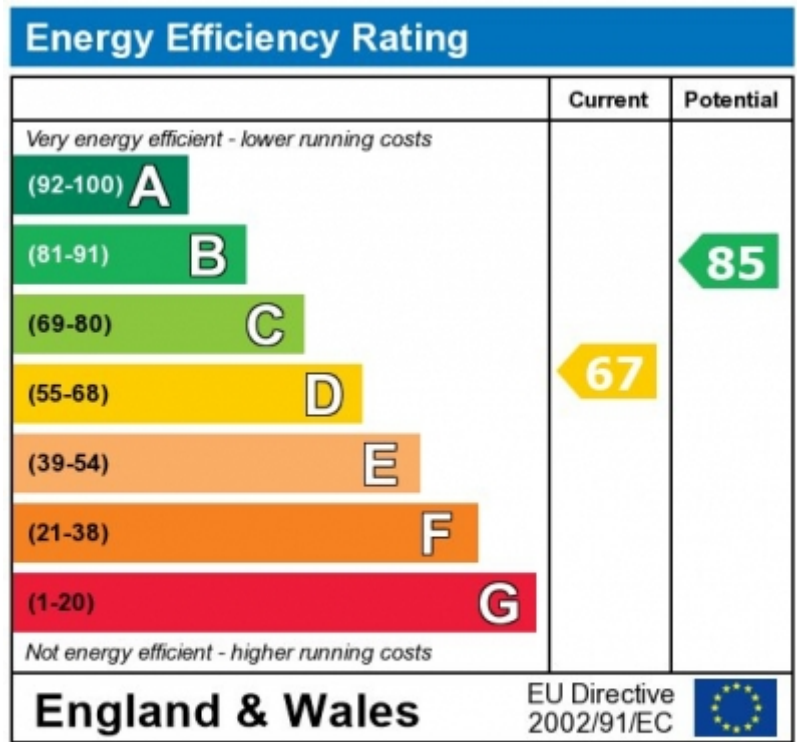


Total area: approx. 97.9 sq. metres (1053.4 sq. feet)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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