



## Woodfield Avenue

Mexborough, S64 0AE

Offers In The Region Of £125,000



- THREE BEDROOM MID TERRACE HOUSE
- CAH BUYERS ONLY
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMEMITIES
- EPC RATING D

- NO UPWARD CHAIN
- AMPLE ON ROAD PARKING
- IDEAL FOR INVESTORS OR FTB ALIKE
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND A



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### CASH BUYERS ONLY!

Nestled on the charming Woodfield Avenue in Mexborough, this delightful three-bedroom mid-terrace house presents an excellent opportunity for both investors and first-time buyers. Spanning an impressive 1,346 square feet, this stone-built property boasts generous dimensions, ensuring ample space for comfortable living.

Upon entering, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-proportioned bedrooms provide a peaceful retreat, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is the enclosed rear garden, which includes useful outbuildings, offering potential for storage or even a small workshop. The outdoor space is ideal for those who appreciate low maintenance gardens or those who wish to create a personal oasis.

With no upward chain, this home is ready for immediate occupancy, making it an attractive option for those looking to move quickly. The property also benefits from ample on-road parking, ensuring convenience for residents and visitors alike.

Situated close to all local amenities, this residence is perfectly positioned for easy access to shops, schools, and recreational facilities. Additionally, its location offers a good commute, making it suitable for professionals who travel for work.

In summary, this three-bedroom mid-terrace house on Woodfield Avenue is a fantastic opportunity that combines space, convenience, and potential, making it a must-see for anyone looking to invest in a new home.

### Entrance Hall

Via a decorative wooden and glass door this opens into the roomy entrance hall, ideal for coats and shoes, having staircase rising to first floor, wall mounted radiator, doors leading to lounge, dining room and kitchen with door then giving access to staircase lowing to cellar.

### Lounge

13'7" x 13'8" (4.14m x 4.17m)

Step inside the light and airy living space, having uPVC window to the front, neutrally decorated with stone work fire place giving the room not only a focal point but a cosy feel and wall mounted radiator to finish.

### Dining Room

13'7" x 13'7" (4.14m x 4.14m)

Great space to have those family meals or celebrate the holidays, this room comprises of uPVC window to the rear, stone built fire surround adding a focal point to this room, neutral décor, wall mounted radiator and has a wash hand basin in place.

### Kitchen

7'2" x 9'4" (2.18m x 2.84m)

The kitchen has an array of wall and base units fitted providing storage, contrasting wood effect work surface over, stainless steel sink, drainer and matching mixer tap, space for free standing cooker, wall mounted radiator with uPVC window and door facing out to the rear.

### Landing

From landing all doors lead to bedrooms, bathroom as well as the walk in wardrobe/office and storage cupboard.

### Bedroom One

11'5" x 13'8" (3.48m x 4.17m)

Generously sized master bedroom with built in cupboard providing that extra storage space, decorative fire surround providing a focal point with wall mounted radiator and uPVC window to the front.

### Bedroom Two

7'02" x 10'6" (2.18m x 3.20m)

Another good sized double bedroom having neutral décor, wall mounted radiator and uPVC window to the front.

### Bedroom Three

7'3" x 10'3" (2.21m x 3.12m)

Roomy third room having neutral décor, wall mounted radiator and uPVC window to the rear.

### Walk in wardrobe / office

4'7" x 4'8" (1.40m x 1.42m)

Great addition to this home was used as a walk in wardrobe but would make a great home office if needed, having wall mounted radiator and uPVC window to the rear.

### Bathroom

5'6" x 10'3" (1.68m x 3.12m)

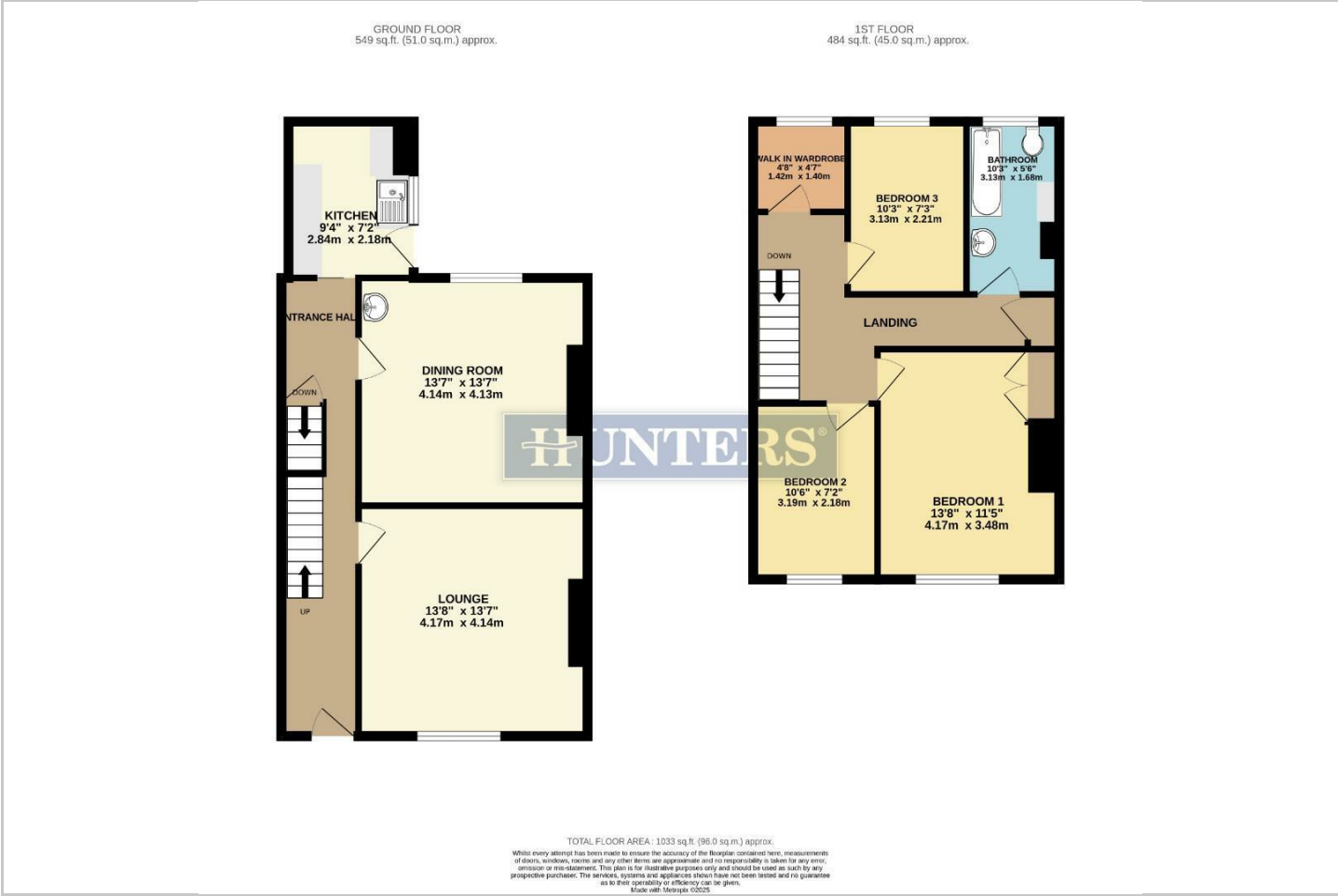
Prefect spot to relax and unwind, the bathroom currently comprises of WC, pedestal wash hand basin and bath, with built in airing cupboard for storage, wall mounted radiator and frosted uPVC window to the rear.

### Exterior

The front of the property offers beauty with this stone built property, partly paved with path leading to front entrance, raised flower bed then houses established plants, shrubs and flowers adding colour.

At the rear is a fully enclosed low maintenance garden/yard, fully paved making this a great space for seating and enjoying the warmer months, having serval outbuildings for further storage and one having space and plumbing for a washing machine.

Floorplan

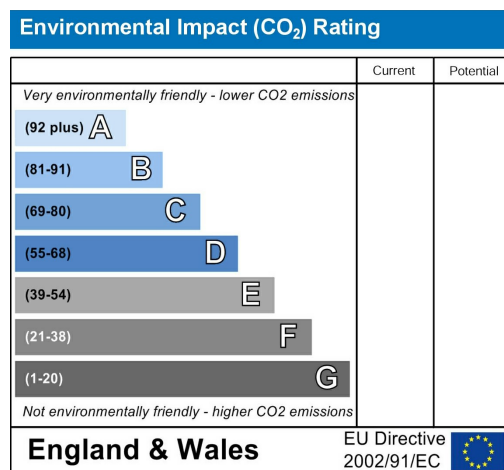
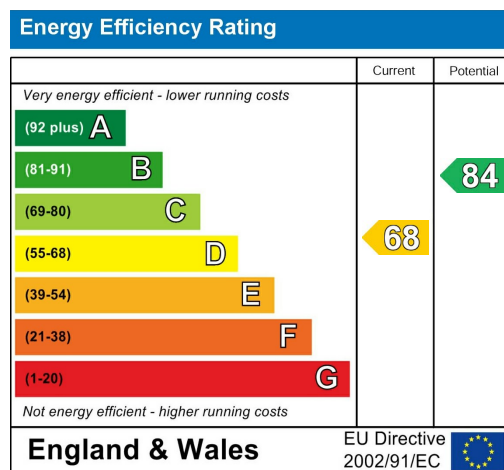








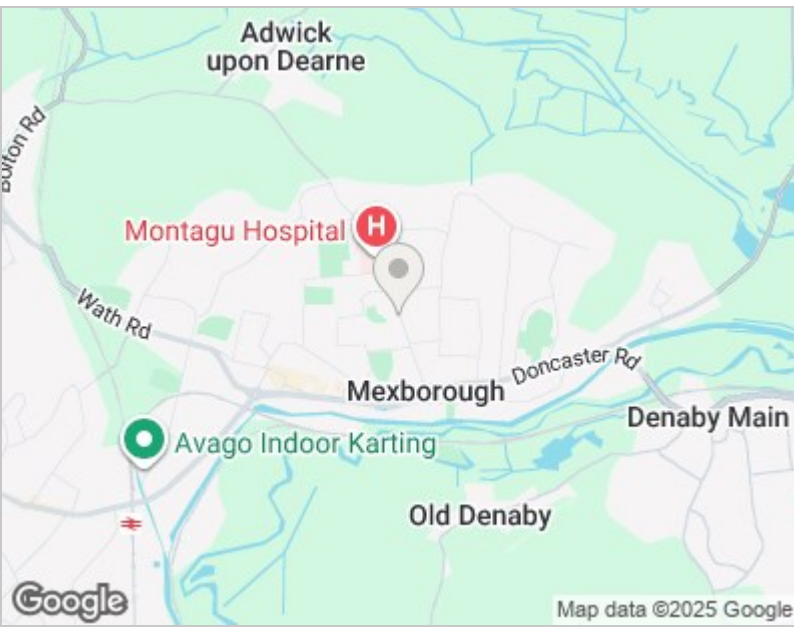
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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