



## Princess Road

, Mexborough, S64 0AW

£235,000



**NO UOWARD CHAIN** - This delightful Edwardian semi-detached house offers a perfect blend of period features and modern living. With an inviting façade, the property boasts two spacious reception rooms. The heart of the home is complemented by four well-proportioned bedrooms, providing ample space for a growing family. The bathroom is conveniently located, ensuring ease of access for all residents.

This property not only showcases the elegance of Edwardian architecture but also presents a wonderful opportunity to create a warm and welcoming family environment. The surrounding area is known for its community spirit and accessibility to local amenities, making it an ideal choice for those looking to settle in a vibrant neighbourhood.

Whether you are a first-time buyer or seeking a family home, this semi-detached house on Princess Road is a must-see. Embrace the charm of Edwardian living while enjoying the comforts of modern life in this lovely Mexborough residence.



### Description

**NO UPWARD CHAIN** - This Edwardian semi detached property is typical of its period, with solid stone masonry, high ceilings and larger rooms. The property consists of a front porch, entrance hall, two reception rooms, kitchen and external cloakroom. To the first floor there are four bedrooms and a family bathroom. The property benefits from a cellar and front and rear gardens.

#### Front Porch 6'6" x 4'7" (2.00m x 1.42m)

Leading up the stone steps to the solid wood high gloss door into the quarry tiled porch, leading into the hallway.

#### Hallway 14'8" x 6'6" (4.49m x 2.00m)

Upon entering the hallway you are greeted by original features of the archway, picture rail, dado rail, deep coving, white spindle staircase, carpet, radiator, side facing window and access to cellar with additional storage to the rear of the hallway.

#### Reception Room 15'0" x 13'2" (4.59m x 4.03m)

The formal reception room has a large bay window to the front aspect which is South facing allowing the natural light to flood within. traditional picture rail, deep coving, wood flooring, large radiator and ceiling light.

#### Lounge / Diner 20'11" x 11'9" (6.38m x 3.60m)

The lounge / diner is rear facing with a tall window with views over looking the rear garden, recess lighting to the lounge area where the raised brick fireplace sits proud as a centre feature of the room with built in storage to either side. The dining area as a side facing window, carpet and ceiling light.

#### Kitchen 14'1" x 11'0" (4.30m x 3.36m)

A bright and airy room with windows to three aspects and Velux windows, with a range of wood effect wall and base units, work surfaces, sink, space for a cooker and under counter fridge and freezer, part tiled walls, tiled floor and access stepping down into the rear garden. The central heating Logic combi boiler is located in the kitchen.

#### External Cloak Room

A great addition when pottering about in the garden or the kids out playing. The external wc is accessed through the upvc door next to the kitchen door.

#### Stairs & Landing

The original white wood decorative banister leads to the first floor landing where there is a built in double storage cupboard, space for a home office and loft access.

#### Bedroom One 13'1" x 12'5" (4.00m x 3.81m)

A double bedroom front facing with built in light Ash effect wardrobes and over bed storage, picture rail, carpet and radiator.

#### Bedroom Two 13'6" x 13'3" (4.12m x 4.05m)

A double bedroom rear facing with carpet and wardrobes.

#### Bedroom Three 13'1" x 7'11" (4.00m x 2.43m)

A double bedroom front facing with carpet and radiator.

#### Bedroom Four 10'2" x 9'0" (3.11m x 2.76m)

A rear facing bedroom with carpet, radiator and wardrobes.

#### Family Bathroom 13'5" x 5'6" (4.09m x 1.68m)

The family bathroom is fully tiled with a shower cubicle with bi fold doors, bath, wc and hand basin encased in a vanity unit with storage cupboards, mirror over with wall lights, coving, radiator and side facing obscure window.

#### Outside

To the front of the property there is a dwarf brick perimeter wall with wrought iron gate with side access to the gated rear garden which is two tiered leading down the stones steps on to a generous size lawn, wooden shed and small shrubs and bushes.

#### Disclaimer

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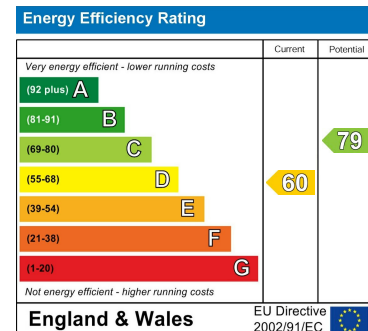
## Area Map



## Floor Plans



## Energy Efficiency Graph



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