



Wildene Drive, Mexborough S64 9SN

welcome to

Wildene Drive, Mexborough

WILL WILDENE BE YOUR NEXT HOME?! Situated in a delightful cul-de-sac, this beautifully presented home offers spacious & versatile accommodation, stylish interiors & attractive outdoor space with a drive. Perfectly placed for local amenities, schools and transport links. CALL NOW!



Entrance Porch

A Front-facing uPVC entrance door provides access to the property, with a central heating radiator and space for coats and shoes.

Lounge

A spacious lounge featuring a gas fire with decorative surround, front-facing wooden window providing natural light, central heating radiator, staircase rising to the first floor, and a useful understairs storage cupboard.

Kitchen

The kitchen is fitted with a range of wall and base units incorporating a sink and drainer, complemented by an integrated dishwasher, integrated oven, five-ring gas hob with extractor hood over, and plumbing for a washing machine. A practical and well-equipped kitchen designed for everyday family living.

Sun Room

A bright and versatile sun room featuring French doors opening onto the rear garden, a uPVC side access door, and two Velux roof windows allowing plenty of natural light to flood the space. Ideal for use as a sitting area, dining space, or garden room.

Landing

Having access to the loft space via a hatch with a pull-down ladder, together with doors leading to the first-floor accommodation.

Bedroom One

A double bedroom with a rear-facing wooden window enjoying views over the garden, together with a central heating radiator. A pleasant and naturally bright room offering comfortable accommodation.

Bedroom Two

Bedroom two is a well-proportioned bedroom featuring a front-facing wooden window, central heating radiator, and a useful built-in storage cupboard housing the hot water tank. A bright and

practical room with additional storage space.

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."

Bathroom

Fitted with a panelled bath with electric shower over, wash hand basin, and low-flush WC. A heated towel rail provides additional comfort, while a side-facing wooden window allows for natural light and ventilation. A practical family bathroom finished to a good standard.

Outside

To the front of the property is a lawned garden, with a driveway extending along the side providing off-road parking.

To the rear is a low-maintenance enclosed garden, ideal for outdoor seating and entertaining, together with a useful shed fitted with electricity, offering excellent storage or workshop potential.

Agents Note

Please note the property has solar panels which are owned



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welcome to

Wildene Drive, Mexborough

- Modern style 2 bedroom semi-det. Council Tax B. EPC tbc
- Delightful cul-de-sac position in modern style residential estate
- Excellently placed for local amenities, schools, shops & transport links
- Living room, kitchen, versatile sun / sitting room
- Driveway providing off street parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£150,000-£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120491 - 0003

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