



**11 Twigg Court | Mexborough | Rotherham | S64 5WA**

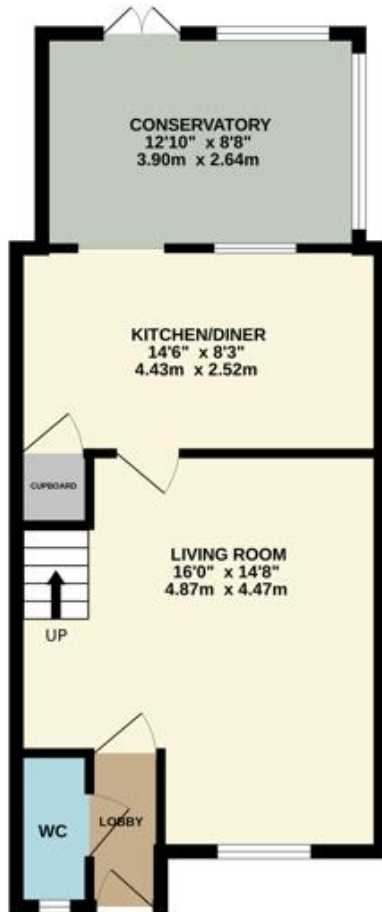
**Guide Price £140,000 to £150,000**

Bell & Co Estates are delighted to present this THREE BEDROOM TOWN HOUSE in the heart of Mexborough. Offered with NO VENDOR CHAIN this would make the perfect first-time buyers' home or investment property! In brief this property comprises of Entrance Hall with downstairs WC, SPACIOUS Lounge with open staircase, MODERN fitted Kitchen with Dining area and understairs cupboard. To the rear is a Conservatory overlooking the garden. Upstairs is a rear facing MASTER BEDROOM, second double Bedroom and third single Bedroom, family Bathroom with shower over bath, WC and wash basin. This home is located in a private cul-de-sac and has allocated parking! Close to all local amenities, schools and transport links this home is in a prime location!

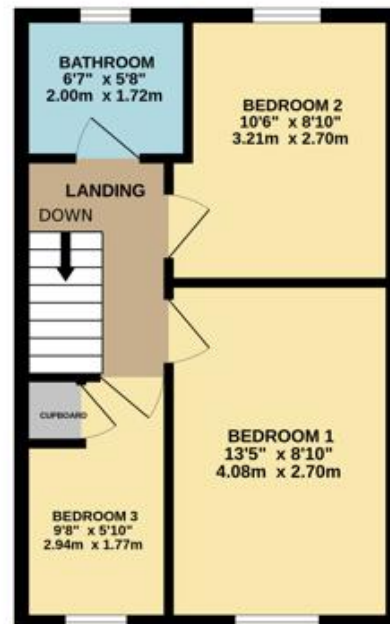
- Three Bedroom Town House
- Beautifully presented throughout!
- Spacious Lounge
- Kitchen with Dining Area
- Conservatory
- Large Master Bedroom
- Off Road Parking



GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



## Contact Details

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11, Twigg Court  
Kilnhurst  
MEXBOROUGH  
S64 5WA

Energy rating

**D**

Valid until  
**26 August 2025**

Certificate number  
**2838-5082-7228-3785-6950**

**Property type** Mid-terrace house

**Total floor area** 71 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements