



Central Avenue, Swinton Mexborough S64 8HT

welcome to

Central Avenue, Swinton Mexborough

THE CENTRE OF ATTENTION! Situated in this sought after location - excellently placed for amenities, schools, shops & transport links - this spacious semi detached is ready for your own personal touch, it's the perfect canvas to make your own! - NO CHAIN - CALL US NOW!



Disclaimer:

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

**Ground Floor:
Entrance Hallway**

The entrance hallway comprises of a central heating radiator and an entrance door to the front.

Lounge

16' 2" x 12' 6" (4.93m x 3.81m)

The lounge has a central heating radiator and a UPVC double glazed window to the front.

Dining Room

10' 10" x 10' 10" (3.30m x 3.30m)

Having a central heating radiator and a UPVC double glazed window to the rear.

Kitchen

13' 5" x 7' 6" (4.09m x 2.29m)

Fitted with a range of wall and base units with work surfaces and an inset sink and drainer unit. Also having plumbing, space for a cooker, a UPVC double glazed window to the side and a door leading to the rear garden.

**1st Floor:
Landing**

Having a UPVC double glazed window to the side and access to the loft.

Bedroom One

13' x 11' 1" (3.96m x 3.38m)

A front facing bedroom, which has a central heating radiator and a UPVC double glazed window to the front.

Bedroom Two

10' 11" x 11' 1" (3.33m x 3.38m)

A rear facing bedroom, which has a central heating radiator and a UPVC double glazed window to the rear.

Bedroom Three

7' 6" x 9' 9" (2.29m x 2.97m)

Having a useful storage cupboard, a central heating radiator and a UPVC double glazed window to the front.

Shower Room

Fitted with a double walk in shower with a waterfall shower head & hose, a W.C & vanity hand wash basin with storage space underneath. There is also a chromium heated towel rail and a UPVC double glazed window to the side.

Exterior:

Driveway to the front providing off street vehicle parking space.

Plentiful lawned garden with a patio area to the rear.



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welcome to

Central Avenue, Swinton Mexborough

- Three bedroom semi detached family home. Council Tax Band A
- Popular location - excellently placed for amenities, schools, shops & transport links
- Spacious accommodation - ready to put your own stamp on
- Driveway to the front
- Generous sized lawned rear garden

Tenure: Freehold EPC Rating: C

£145,000

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Property Ref:
MXB116931 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property



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