



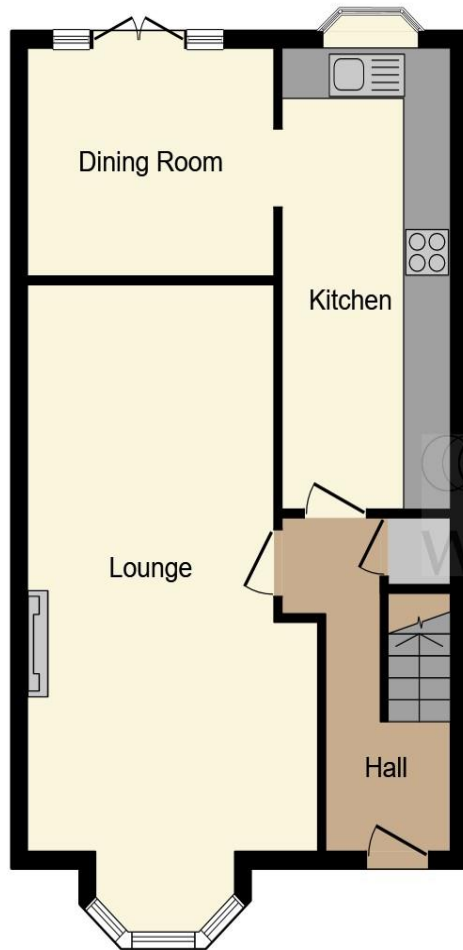
**Golden Smithies Lane, Swinton Mexborough S64 8DL**

**welcome to**

**Golden Smithies Lane, Swinton Mexborough**

DIGGING FOR GOLD... Situated in this popular location is this lovely 3 bed detached family home! Spacious accommodation throughout & a garage & drive providing ample off street parking! Close to schools, amenities & transport links - NO CHAIN- CALL NOW!

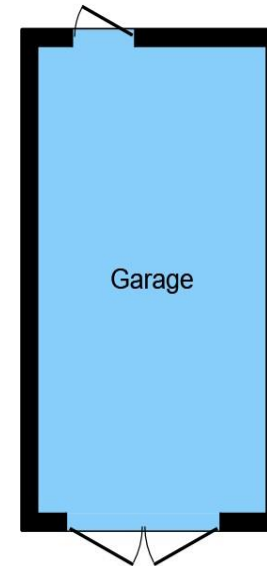




**Ground Floor**



**First Floor**



**Garage**

**Ground Floor:**

**Entrance Hallway**

**Lounge**

12' 3" into recess x 24' 9" into bay ( 3.73m into recess x 7.54m into bay )

**Dining Room**

10' 2" x 9' 7" ( 3.10m x 2.92m )

**Kitchen**

7' 11" x 16' 6" ( 2.41m x 5.03m )

**1st Floor:**

**First Floor Landing**

**Bedroom One**

13' 8" x 10' 11" ( 4.17m x 3.33m )

**Bedroom Two**

12' 11" into bay x 11' into recess ( 3.94m into bay x 3.35m into recess )

**Bedroom Three**

7' x 7' 4" ( 2.13m x 2.24m )

**Bathroom**

**Exterior:**

**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

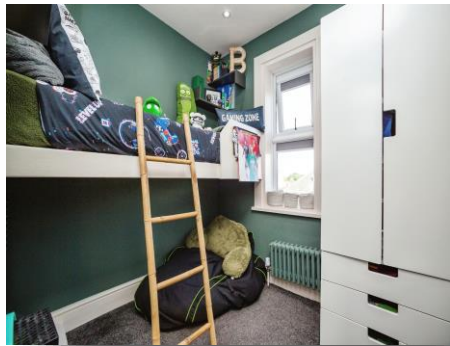
## Golden Smithies Lane, Swinton Mexborough

- \*\*\*GUIDE PRICE £280,000 - £290,000\*\*\*Council Tax - Band C
- Three bedroom detached family home
- Sought after location in Wath - well placed for amenities, schools, shops, transport links & field walks
- Spacious & immaculate accommodation throughout
- Separate lounge, dining room & kitchen

Tenure: Freehold EPC Rating: D

guide price

**£280,000 - £290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB117539](https://www.williamhbrown.co.uk/Property/MXB117539)



Property Ref:  
MXB117539 - 0002

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