



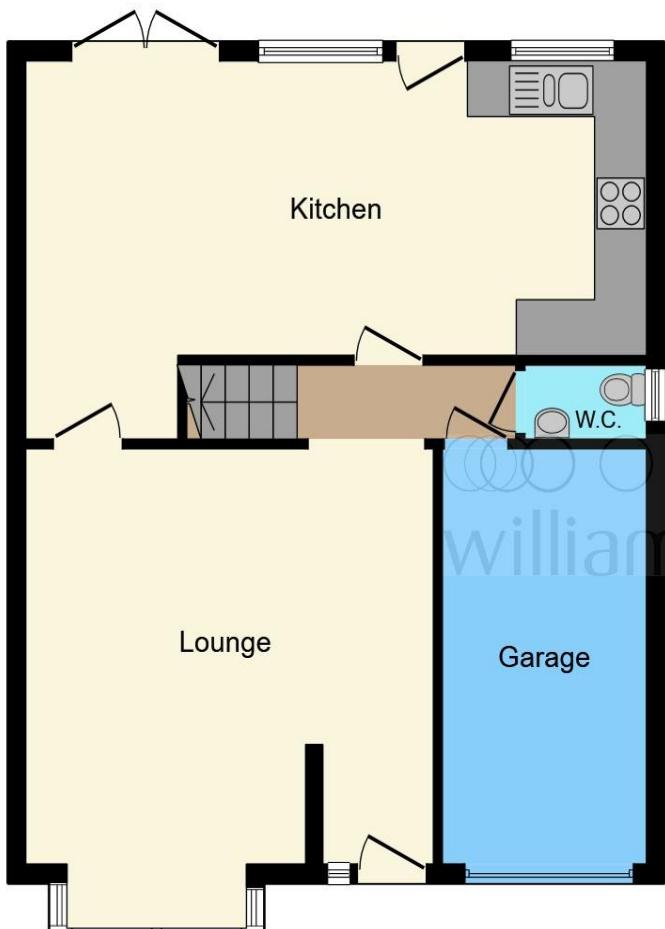
**Low Golden Smithies, Swinton Mexborough S64 8DG**

**welcome to**

## **Low Golden Smithies, Swinton Mexborough**

£270,000-£280,000 - Standing proud in this extremely sought after cul-de-sac, this 4 bedroom det ticks all the boxes of family living. Being perfect for someone to make their own & boasting a d/stairs W.C, en-suite, drive, integral garage & a rear garden. An internal viewing is a must -CALL NOW!





**Ground Floor**



**First Floor**

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)

**Ground Floor:**

**Lounge**

15' 5" x 17' 8" into window ( 4.70m x 5.38m into window )

**Kitchen/Dining Room**

23' 6" x 13' 4" into recess ( 7.16m x 4.06m into recess )

**Downstairs W.C**

**Integral Garage**

**1st Floor:**

**First Floor Landing**

**Bedroom One**

10' 4" x 15' 11" ( 3.15m x 4.85m )

**En-Suite**

**Bedroom Two**

11' 1" into recess x 12' 4" ( 3.38m into recess x 3.76m )

**Bedroom Three**

6' 5" x 12' 2" ( 1.96m x 3.71m )

**Bedroom Four**

6' 6" x 11' 1" ( 1.98m x 3.38m )

**Bathroom**

**Exterior:**

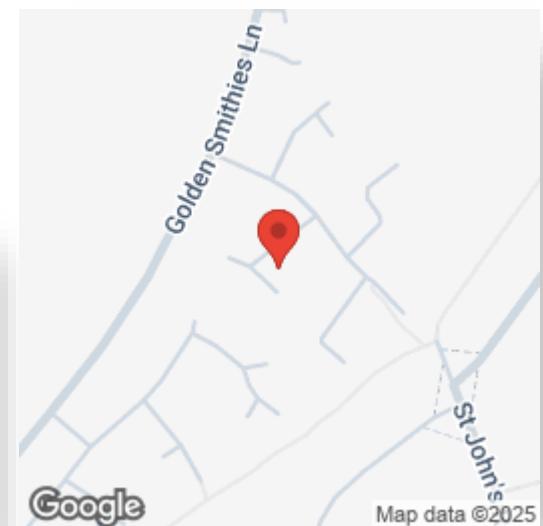
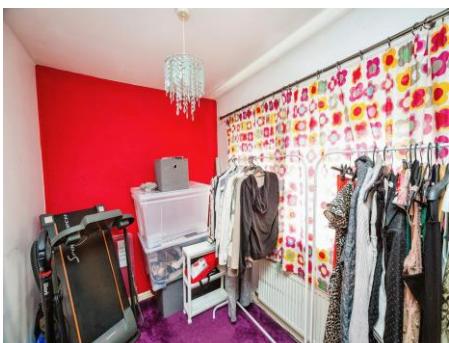
welcome to

## Low Golden Smithies, Swinton Mexborough

- £270,000-£280,000 - Four bedroom detached family home. EPC C. Council Tax E
- Sought after cul-de-sac in this highly sought after location
- Excellently placed for local amenities, schools, shops & transport links
- Well presented accommodation - perfect to get your own stamp on
- Downstairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E



view this property online [williamhbrown.co.uk/Property/MXB117671](http://williamhbrown.co.uk/Property/MXB117671)

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Property Ref:  
MXB117671 - 0007

william h brown



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