



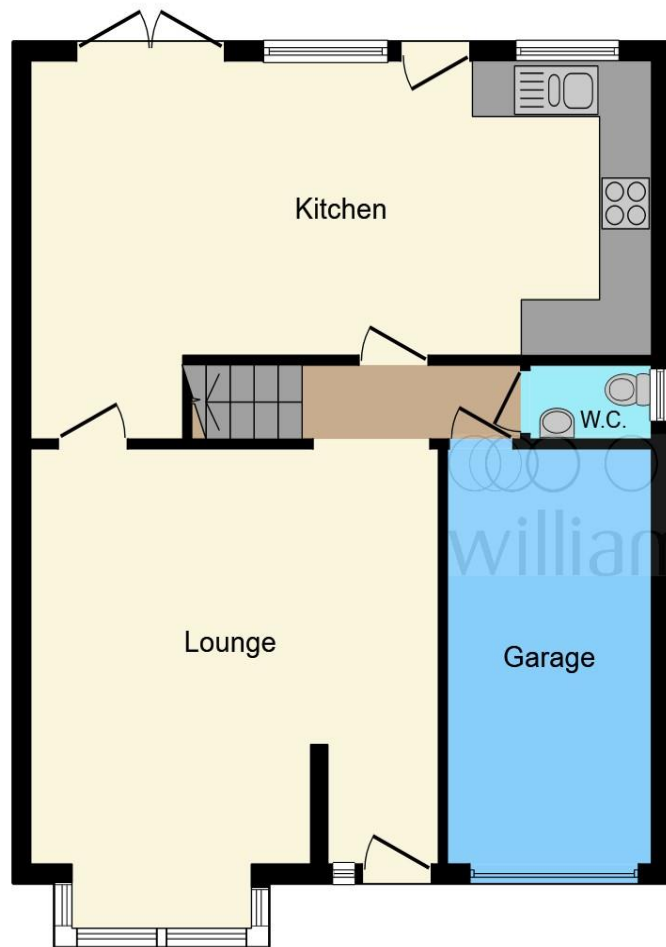
Low Golden Smithies, Swinton Mexborough S64 8DG

welcome to

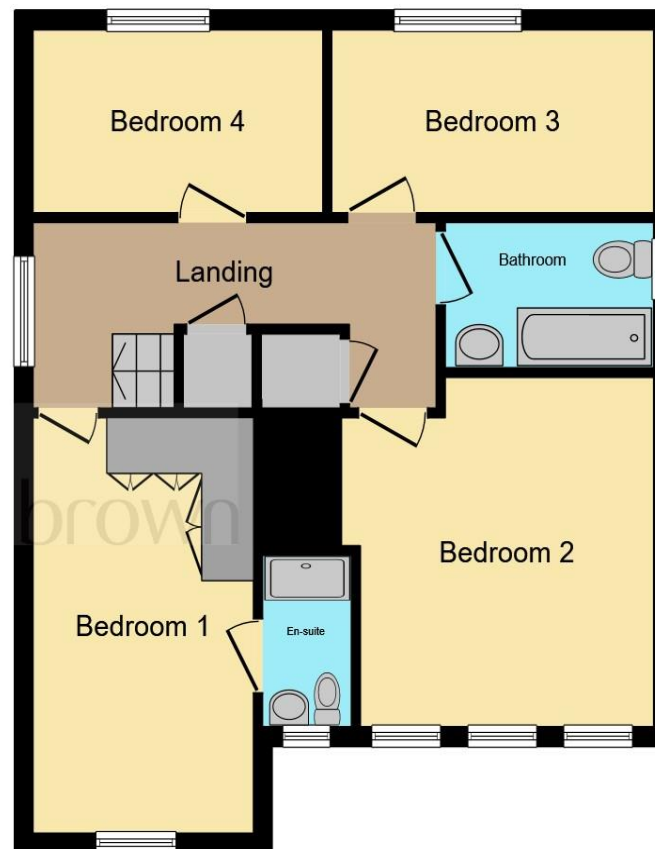
Low Golden Smithies, Swinton Mexborough

£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

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:

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

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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117671



Property Ref:
MXB117671 - 0007

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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