



**Celandine Rise, Swinton Mexborough S64 8NZ**

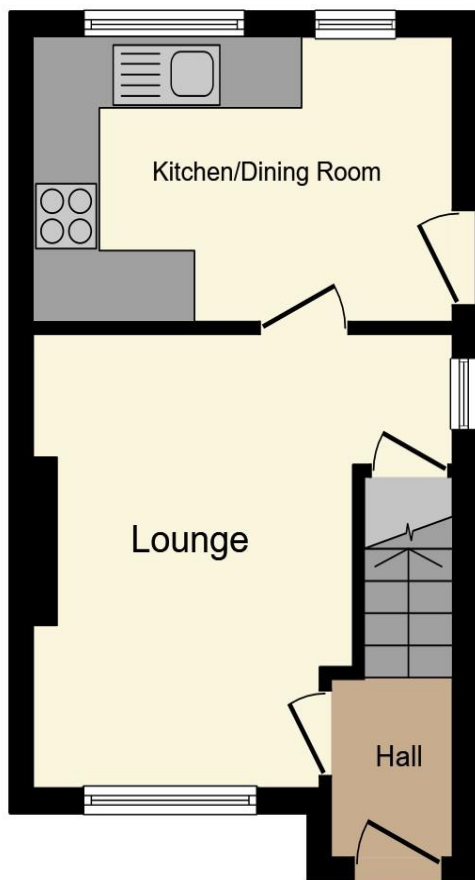


**welcome to**

## **Celandine Rise, Swinton Mexborough**

RISE TO THE OCCASION! Discover the charm of this 2-bedroom semi-det gem, perfectly nestled in one of Swinton's most sought-after area's With access to amenities, schools, shops, and transport links, this home is your ticket to convenience. Excellent purchase for first time buyers / young families!

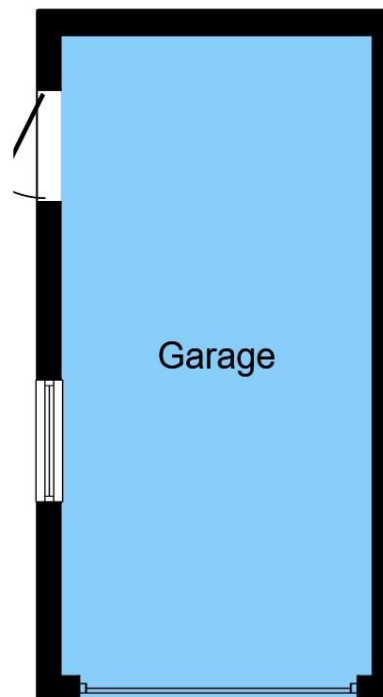




**Ground Floor**



**First Floor**



**Garage**

**Ground Floor:**

**Entrance Hallway**

**Lounge**

12' 5" into recess x 12' 5" ( 3.78m into recess x 3.78m )

**Kitchen/Diner**

7' 10" x 12' 5" ( 2.39m x 3.78m )

**1st Floor:**

**Landing**

**Bedroom One**

11' 7" x 9' 5" ( 3.53m x 2.87m )

**Bedroom Two**

6' 1" x 9' ( 1.85m x 2.74m )

**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)

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## **Celandine Rise, Swinton Mexborough**

- 2 bedroom semi-detached home. EPC C. Council Tax band A
- Highly sought after part of Swinton - excellently placed for local amenities, schools, shops & transport links
- Well presented accommodation throughout
- Driveway & garage
- Delightful gardens to the front & rear

Tenure: Freehold EPC Rating: C

# £160,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118241](http://williamhbrown.co.uk/Property/MXB118241)



Property Ref:  
MXB118241 - 0003

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