



Low Golden Smithies, Swinton Mexborough S64 8DG

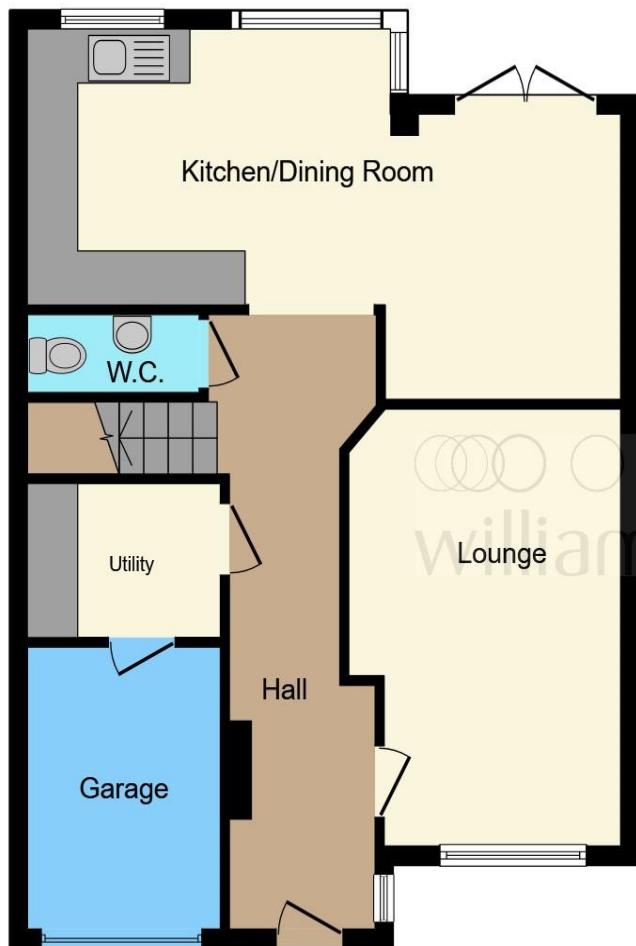
william
h brown

welcome to

Low Golden Smithies, Swinton Mexborough

£310,000-£320,000 -THE GOLDEN HOUR! Standing proud on an enviable cul-de-sac plot, this beautifully presented det home exudes style & sophistication. With immaculate decor, high spec finishes, landscaped gardens, drive & garage - it's the perfect blend of elegance & family-friendly living. 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

Ground Floor:

Downstairs W.C

Lounge

14' 11" x 10' 7" (4.55m x 3.23m)

Kitchen/Dining Room

22' 5" x 10' (6.83m x 3.05m)

Utility Room

5' 7" x 7' 6" (1.70m x 2.29m)

1st Floor:

Landing

Bedroom One

10' 3" x 11' 5" (3.12m x 3.48m)

En-Suite

Bedroom Two

12' 9" x 11' 6" (3.89m x 3.51m)

Bedroom Three

8' 1" x 10' (2.46m x 3.05m)

Bedroom Four

6' 10" x 7' 8" (2.08m x 2.34m)

Bathroom

Exterior

Summer House

Garage

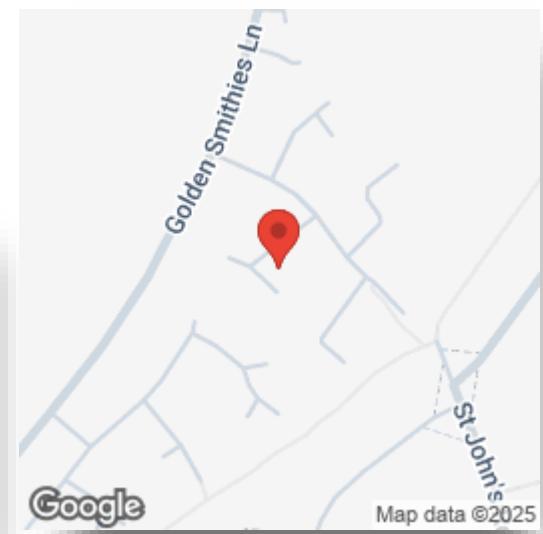
welcome to

Low Golden Smithies, Swinton Mexborough

- GUIDE PRICE £310,000-£320,000
- 4 bedroom detached home on enviable plot. EPC D. Council Tax D. Perfect family home
- Cul-de-sac position on sought after residential estate
- Absolutely stunning throughout. Finished to the highest of standards
- Lounge, kitchen/diner with high spec appliances & utility

Tenure: Freehold EPC Rating: D

Council Tax Band: D



view this property online williamhbrown.co.uk/Property/MXB119278

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.



Property Ref:
MXB119278 - 0005

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