



Piccadilly Road, Swinton Mexborough S64 8LG

welcome to

Piccadilly Road, Swinton Mexborough

ROLL UP, ROLL UP! A beautiful 4-bed semi-det on this sought-after street. Stylish, spacious & ideal for family life with generous rooms, garden room, cellar, outbuilding, garage & larger than average garden. Close proximity to schools, shops & transport. A true all-rounder & a perfect family home!





Ground Floor:

Entrance Hallway

Lounge

12' 8" x 11' 9" (3.86m x 3.58m)

Dining Room

12' 8" x 11' 9" plus bay (3.86m x 3.58m plus bay)

Kitchen/Diner

9' 9" x 19' 8" (2.97m x 5.99m)

Garden Room

10' 4" x 11' 8" (3.15m x 3.56m)

Integral Garage

9' 2" x 24' 1" (2.79m x 7.34m)

Lower Ground Floor:

Cellar

1st Floor:

Bedroom One

11' 5" x 14' 9" plus bay (3.48m x 4.50m plus bay)

Bedroom Two

12' 3" x 12' 4" (3.73m x 3.76m)

Bedroom Three

9' 1" x 15' 6" (2.77m x 4.72m)

Bedroom Four

7' 2" x 8' 1" (2.18m x 2.46m)

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

Piccadilly Road, Swinton Mexborough

- 4 bedroom semi-detached family home. EPC tbc. Council Tax C
- Highly sought after street - well placed for local amenities, schools, shops & transport links
- Beautifully presented with a homely feel. Spacious throughout
- Lounge/dining room, garden room, kitchen, cellar
- Fitted wardrobes to 3 of the bedrooms

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB118035](https://www.williamhbrown.co.uk/Property/MXB118035)



Property Ref:
MXB118035 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)