



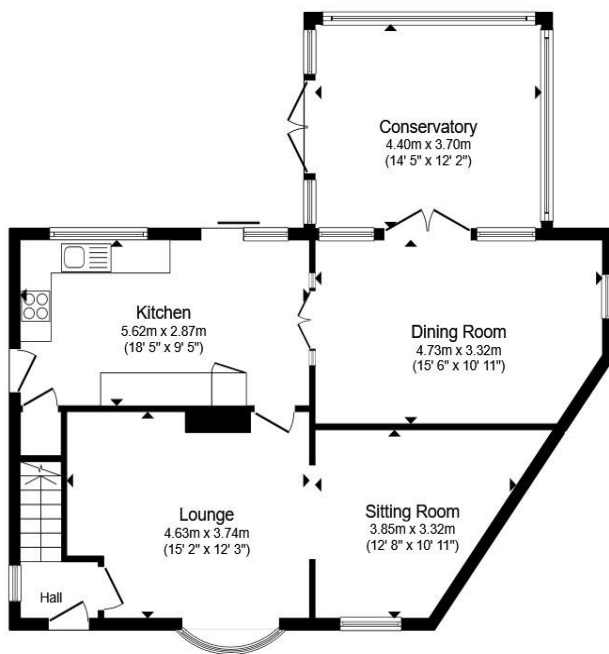
Campion Drive, Swinton Mexborough S64 8QZ

welcome to

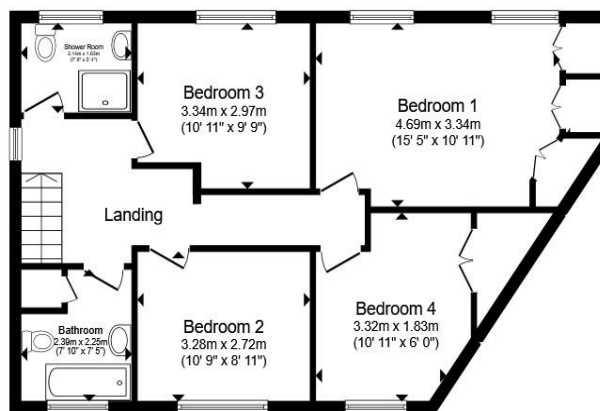
Campion Drive, Swinton Mexborough

A CHAMPION HOME ON CAMPION DRIVE! A spacious 4-bed detached home in a delightful location, boasting 2 reception rooms, a conservatory, a family bedroom, a separate shower room, garage, driveway & a private rear garden. Move in and make it yours! - NO CHAIN - CALL NOW!

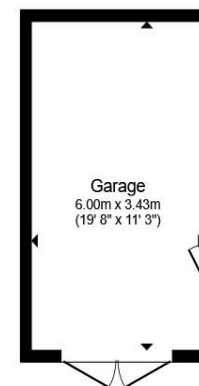




Ground Floor



First Floor



Garage

Total floor area 176.6 m² (1,901 sq.ft.) approx

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.propertybox.io



Ground Floor:

Entrance Hallway

Lounge

13' x 12' 3" (3.96m x 3.73m)

Sitting Room

12' 10" max x 10' 11" (3.91m max x 3.33m)

Dining Room

15' 11" x 11' (4.85m x 3.35m)

Kitchen

18' 4" x 9' 5" (5.59m x 2.87m)

Conservatory

12' 2" x 15' 5" (3.71m x 4.70m)

1st Floor:

Landing

Bedroom One

10' 10" x 13' 6" (3.30m x 4.11m)

Bedroom Two

10' 8" x 8' 11" (3.25m x 2.72m)

Bedroom Three

9' 9" x 11' 2" (2.97m x 3.40m)

Bedroom Four

8' 11" x 8' 5" (2.72m x 2.57m)

Bathroom

welcome to

Campion Drive, Swinton Mexborough

- 4 bedroom detached family home. Council Tax C. EPC Tbc.
- Sought after street location
- Excellently placed for local amenities, schools, shops, parks & transport links
- Lounge, versatile sitting room, dining room, conservatory & kitchen
- 4 Spacious bedrooms, family bathroom & a separate shower room

Tenure: Freehold EPC Rating: Awaited

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/MXB119438



Property Ref:
MXB119438 - 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.

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