



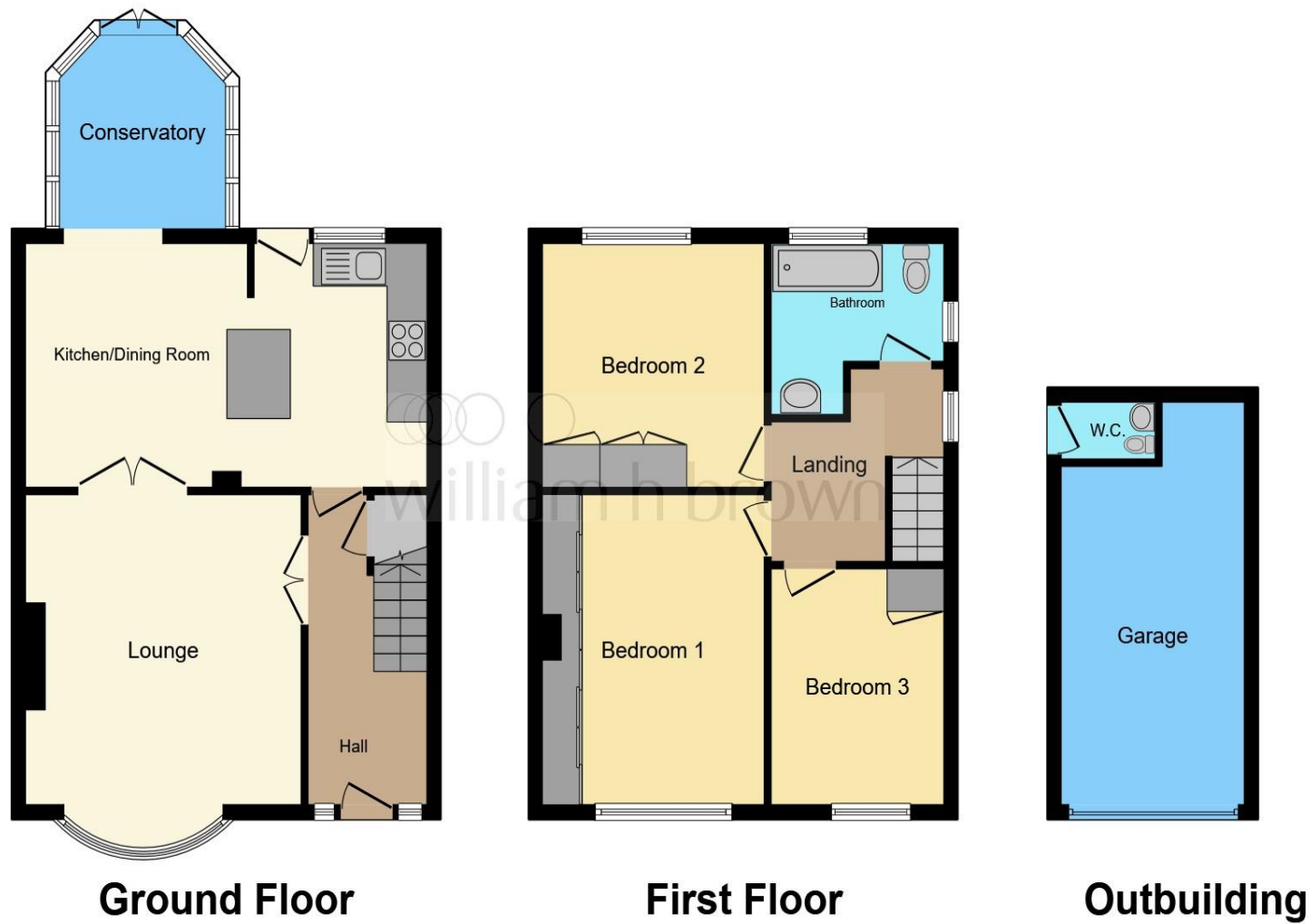
Hoylake Drive, Swinton Mexborough S64 8ST

welcome to

Hoylake Drive, Swinton Mexborough

AHOY - YOUR NEW HOME AHEAD! Sitting pretty in this extremely sought after area, excellently placed for amenities, schools & transport links this, this semi-detached makes an excellent family home!





Ground Floor:

Entrance Hallway

Lounge

14' 3" x 13' 6" into recess (4.34m x 4.11m into recess)

Kitchen/ Dining Room

19' 9" x 11' 2" (6.02m x 3.40m)

Conservatory/Summer Room

1st Floor:

First Floor Landing

Bedroom One

14' 3" x 8' 8" to wardrobe (4.34m x 2.64m to wardrobe)

Bedroom Two

10' 11" x 11' 2" (3.33m x 3.40m)

Bedroom Three

8' 9" x 10' 11" (2.67m x 3.33m)

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

welcome to

Hoylake Drive, Swinton Mexborough

- Three bedroom semi detached family home. Council Tax Band B
- Highly sought after location - excellently placed for amenities, schools, shops, transport links & Swinton Train Station
- Beautifully presented throughout
- Spacious accommodation - lounge, versatile conservatory/summer room & an immaculately presented kitchen/diner and bathroom suite
- Driveway & garage with W.C, both providing off street parking

Tenure: Freehold EPC Rating: C

£210,000 - £220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117298



Property Ref:
MXB117298 - 0003

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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