





Queen Street,Swinton Mexborough S64 8LZ

william h brown

welcome to

Queen Street, Swinton Mexborough

CROWNED WITH STYLE! An exceptional & stylish terrace home offering 2 bedrooms PLUS a versatile attic room, a stunning contemporary kitchen with island, elegant interiors throughout and a landscaped rear garden, all within close proximity of schools, amenities, parks & transport links.













Agents Note Aml
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Agents Note
We have been unable to verify if either Planning Permission or Building Regulation Certification] has been provided for the loft conversion to the property. We ask that you
satisfy yourself in this regard before proceeding.

Lounge
An inviting and well-presented lounge featuring a front-facing bow window that fills the room with natural light. Benefiting from a composite entrance door, a feature fire with surround creating an attractive focal point, and a warm and welcoming atmosphere ideal for everyday living.

Kitchen / Diner
A spacious and contemporary kitchen/diner, forming the heart of the home and ideal for both everyday family living and entertaining. Fitted with a range of modern wall and base units, complemented by a central island with seating and a sink and drainer. Integrated appliances include a double oven, induction hob and fridge/freezer, with additional space and plumbing for a washing machine. Benefiting from a rear-facing uPVC window, a composite door providing access to the rear garden, a central heating radiator, and access to the cellar, offering useful additional storage space.

Bedroom One
A spacious double bedroom featuring a front-facing uPVC window that allows for plenty of natural light. Benefiting from a built-in storage cupboard providing useful wardrobe space and a central heating radiator, creating a comfortable and practical principal bedroom.

Bedroom Two
A versatile and well-proportioned room featuring a rear-facing uPVC window allowing for natural light and a central heating radiator. The room also houses the boiler and offers flexibility for use as a bedroom, nursery, dressing room or home office.

Shower Room
A bright and immaculately presented shower room fitted with a walk-in double shower cubicle incorporating an electric shower, alongside a hand wash basin and WC. Benefiting from a rear-facing uPVC window providing natural light and ventilation, and a central heating radiator for added comfort.

Attic
A versatile attic room offering flexible accommodation, ideal for use as an additional bedroom, home office or hobby room. Benefiting from a rear-facing uPVC window providing natural light, a central heating radiator for year-round comfort, and ample storage space within the eaves.

Exterior
Externally, the property boasts a beautifully presented and generously sized rear garden, featuring a low-maintenance artificial lawn and an attractive decked seating area. Creating the perfect space for outdoor dining, entertaining and relaxing with family and friends.

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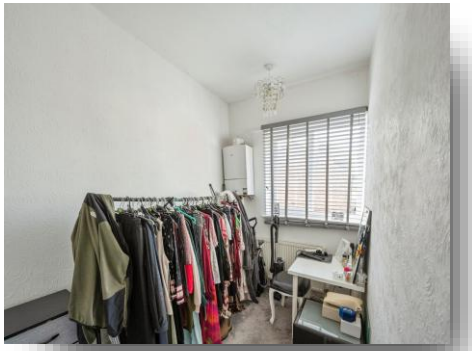
- Two bedroom PLUS attic mid terrace property. EPC D. Council Tax A
- Highly sought after location - excellently placed for amenities, schools, shops & transport links
- Spacious accommodation set over 4 floors
- Absolutely stunning throughout. Contemporary kitchen & bathroom
- Useful cellar & versatile attic room

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120716

The Property Ombudsman

Property Ref:
MXB120716 - 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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