



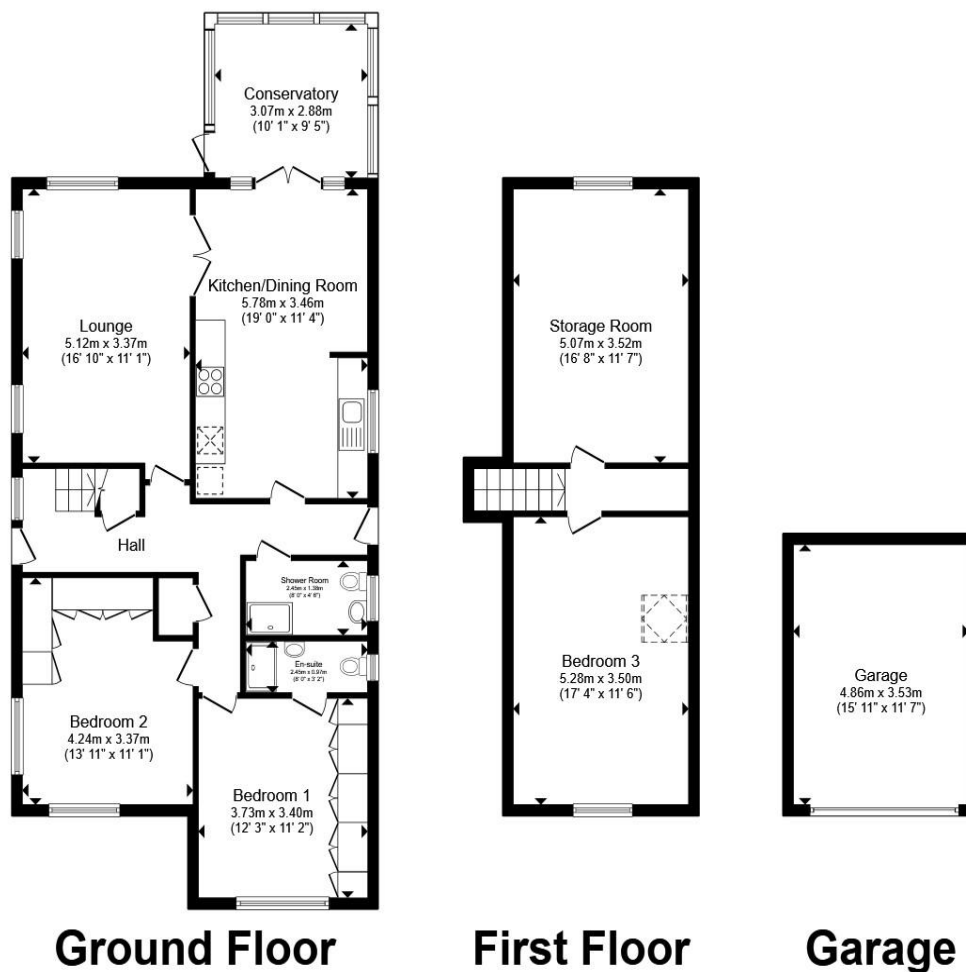
Wharf Close, Swinton Mexborough S64 8DA

welcome to

Wharf Close, Swinton Mexborough

HOME IS WHERE THE HEART IS! Prepare to be charmed from the moment you step through the door of this stunning detached bungalow. Situated in a cul-de-sac position in this popular location & boasting a conservatory, a generous sized rear garden, parking space, shared drive & garage - CALL NOW!





Total floor area 153.3 m² (1,650 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

Kitchen/ Dining Room

Conservatory

Shower Room

Bedroom One

En-Suite Shower Room

Bedroom Two

1st Floor:

Landing

Bedroom Three

Storage Room

Exterior:

Detached Garage

Agents Note:

Agents Aml Note

welcome to

Wharf Close, Swinton Mexborough

- 3 bedroom detached bungalow in a cul-de-sac position. EPC D. Council Tax C
- Beautifully presented & contemporary accommodation throughout
- Spacious throughout- lounge, kitchen/diner, conservatory & shower room & 2 bedrooms downstairs
- Contemporary kitchen with high spec integrated appliances.
- 1st floor - bedroom plus a larger than average additional room.

Tenure: Freehold EPC Rating: D

Council Tax Band: C



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120096



Property Ref:
MXB120096 - 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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