



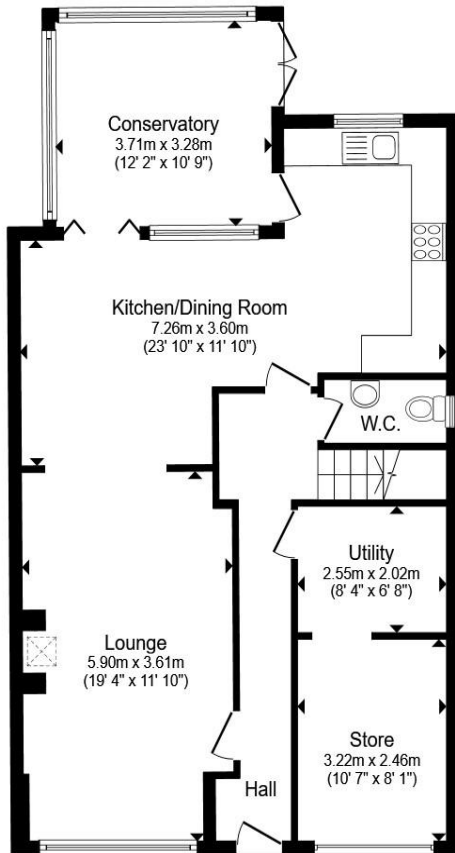
**Paddock Croft, Swinton Mexborough S64 8XD**

**welcome to**

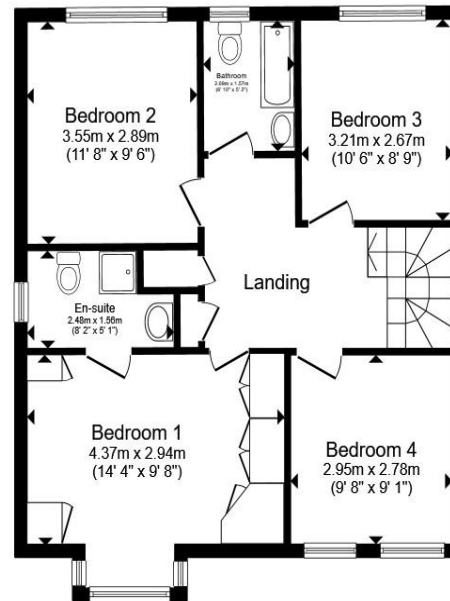
**Paddock Croft, Swinton Mexborough**

WILD HORSES, COULDN'T DRAG ME AWAY! Tucked away in this select residential estate of luxurious detached homes, well placed for amenities, schools & transport links & being presented to a show home standard throughout - this really does tick all the boxes of family living! CALL US NOW!





**Ground Floor**



**First Floor**

Total floor area 149.8 m<sup>2</sup> (1,613 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](http://www.propertybox.io)



**Ground Floor:**

**Entrance Hallway**

**Downstairs W.C**

**Lounge**

**Open Plan Kitchen/ Dining Room**

**Conservatory**

**Integral Garage (storage Only)**

**1st Floor:**

**Landing**

**Bedroom One**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Bathroom**

**Exterior:**

welcome to

## Paddock Croft, Swinton Mexborough

- Four bedroom detached family home. EPC C. Council Tax E
- Sought after street in highly desirable area - well placed for amenities, schools, shops & transport / train links
- Beautifully presented accommodation throughout
- Spacious with - modern style kitchen/dining room, lounge, conservatory, utility room
- Multi fuel burner in lounge. Boarded loft with pull down ladder

Tenure: Freehold EPC Rating: C

Council Tax Band: E



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118919](http://williamhbrown.co.uk/Property/MXB118919)



Property Ref:  
MXB118919 - 0003

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