









# welcome to

# Furlong Road, Bolton-upon-Dearne ROTHERHAM

THIS ONE WILL BE A FRONT RUNNER! Situated in this popular location, this 2 bed semi-det offers absolutely stunning & spacious accommodation both outside & in. Boasting modern style decor throughout and a stunning, generous sized low maintenance rear garden! Don't get pipped to the post -CALL NOW!



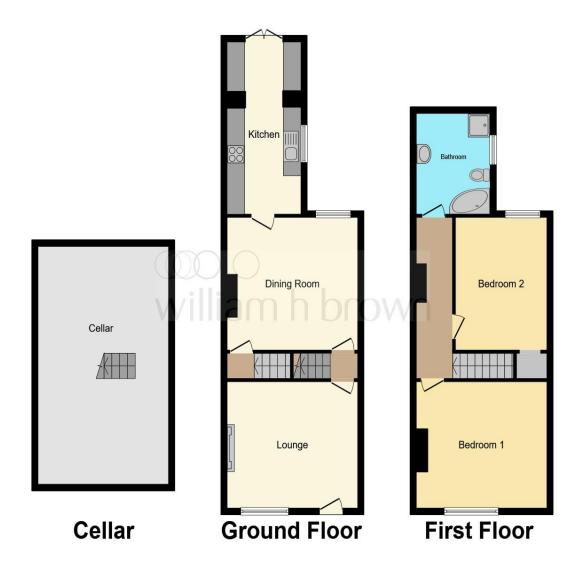












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

#### **Ground Floor:**

# Lounge

14' 9" into recess x 13' 9" ( 4.50m into recess x 4.19m )

## **Dining Room**

19' 5" x 8' 8" ( 5.92m x 2.64m )

#### Kitchen

19' 5" x 8' 8" ( 5.92m x 2.64m )

#### **Lower Ground Floor:**

#### Cellar

#### 1st Floor:

#### **Bedroom One**

14' 9" into recess x 12' 10" ( 4.50m into recess x 3.91m )

#### **Bedroom Two**

13' 9" x 10' 3" ( 4.19m x 3.12m )

#### **Bathroom**

#### **Exterior:**

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# Furlong Road, Bolton-upon-Dearne ROTHERHAM

- Guide Price £130,000 £140,000. 2 bedroom semi det.
  Council Tax Band A
- Popular location excellently placed for local amenities, schools, shops & transport links
- Beautifully presented & modern style throughout
- Spacious accommodation lounge, dining room, kitchen, cellar
- Front garden. Beautiful rear garden with artificial lawn & seating areas

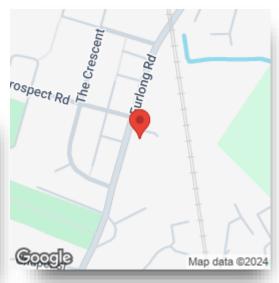
Tenure: Freehold EPC Rating: D guide price

# £130,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/MXB116362



Property Ref: MXB116362 - 0004 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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