



Broadwater, Bolton-Upon-Dearne Rotherham S63 8EN

welcome to

Broadwater, Bolton-Upon-Dearne Rotherham

BROADEN YOUR HORIZONS! Situated in the popular location of Bolton upon Dearne, this semi detached makes an excellent family home. Being excellently placed for local amenities, schools, shops & transport links & boasting delightful gardens to the front & rear -CALL US NOW!

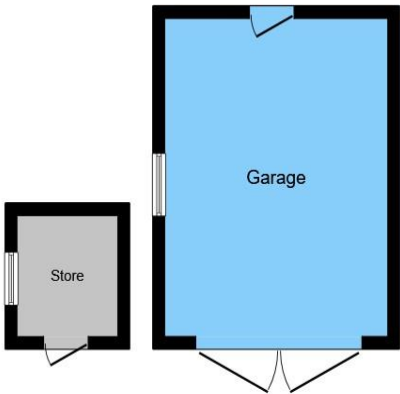




Ground Floor



First Floor



Outbuilding



Ground Floor:

Entrance Hallway

Lounge

12' 11" x 12' 11" (3.94m x 3.94m)

Dining Room

12' 9" x 10' 2" (3.89m x 3.10m)

Kitchen

5' 11" x 10' 2" (1.80m x 3.10m)

1st Floor:

First Floor Landing

Bedroom One

10' 4" x 9' 6" (3.15m x 2.90m)

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m)

Bedroom Three

8' 5" x 8' 3" (2.57m x 2.51m)

Shower Room

Separate W.C

Exterior:

Store

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

Broadwater, Bolton-Upon-Dearne Rotherham

- ***GUIDE PRICE £110,000 - £120,000***
- 3 bedroom semi detached. Council Tax Band A
- Sought after location - excellently placed for local amenities, schools, shops & transport links
- Well presented accommodation
- Delightful gardens to the front & rear

Tenure: Freehold EPC Rating: E

guide price

£110,000 - £120,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB117522](https://www.williamhbrown.co.uk/Property/MXB117522)



Property Ref:
MXB117522 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)