



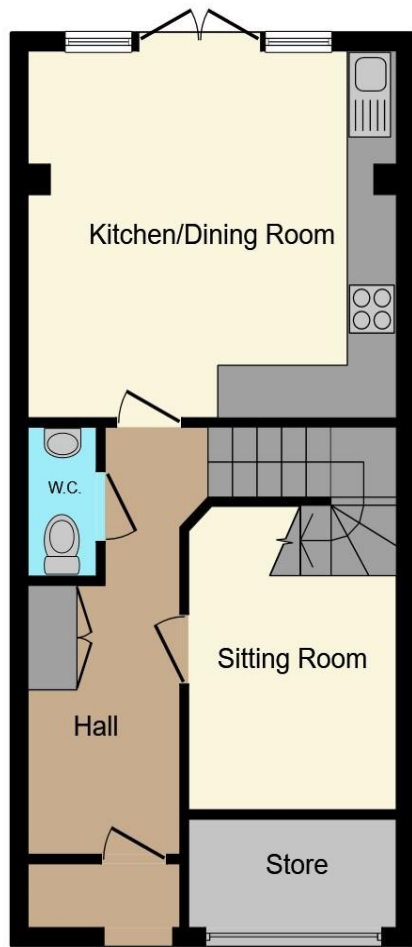
Hawthorne Drive, Bolton-Upon-Dearne Rotherham S63 8NT

welcome to

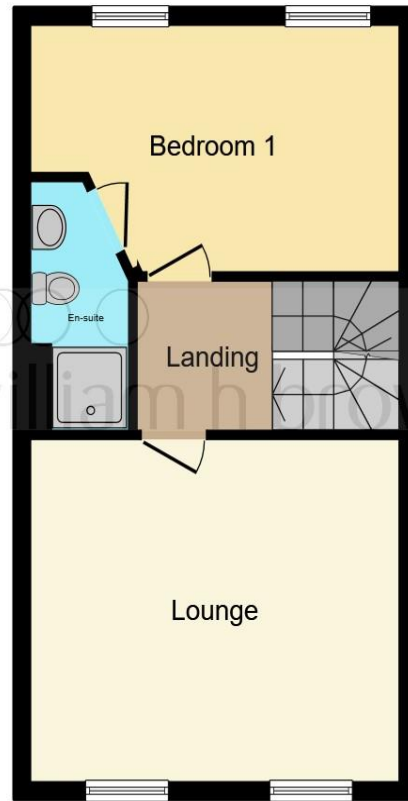
Hawthorne Drive, Bolton-Upon-Dearne Rotherham

FAMILY FORTUNES! Nestled on this sought after, modern style residential estate, this four bedroom town house makes an excellent family home. Boasting a d/stairs W.C, en-suite & family bathroom plus a delightful garden, drive & an integral viewing - this must be viewed to truly appreciate - CALL NOW!

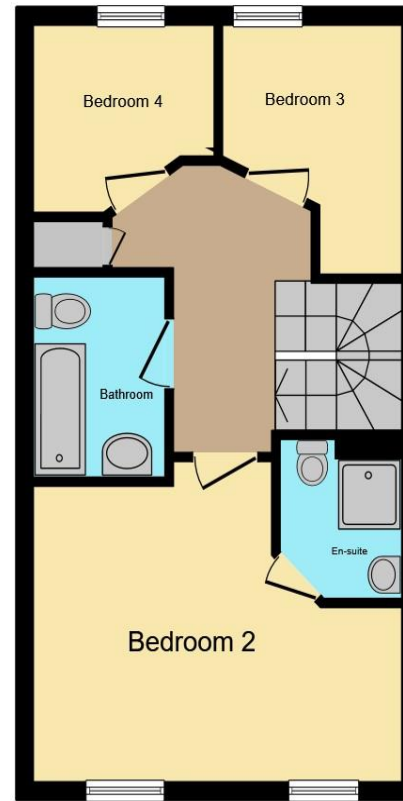




Ground Floor



First Floor



Second Floor

Ground Floor:

Entrance Hallway

Downstairs W.C

Sitting Room

8' 3" x 11' 2" (2.51m x 3.40m)

Kitchen/Dining Room

14' 7" x 13' 7" (4.45m x 4.14m)

1st Floor:

First Floor Landing

Lounge

14' 9" x 14' (4.50m x 4.27m)

Bedroom One

14' 8" x 8' 6" (4.47m x 2.59m)

En-Suite

2nd Floor:

Second Floor Landing

Bedroom Two

13' 9" x 11' (4.19m x 3.35m)

En-Suite

Bedroom Three

7' 1" x 8' 8" (2.16m x 2.64m)

Bedroom Four

7' 3" x 6' 0" (2.21m x 2.06m)

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

Hawthorne Drive, Bolton-Upon-Dearne Rotherham

- 4 bedroom modern style town house set over 3 floors. Council Tax Band C
- Sought after location - excellently placed for local amenities, schools, shops & transport links, especially Bolton train station
- Downstairs W.C, en-suite to bedroom 1 & family bathroom
- Spacious driveway & integral garage
- Rear garden

Tenure: Freehold EPC Rating: Awaited

guide price

£200,000 - £210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117491



Property Ref:
MXB117491 - 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.



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