

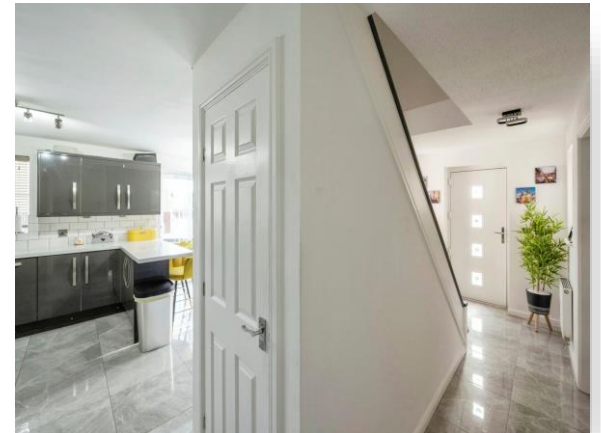


**Annie Senior Gardens, Bolton-upon-Deane ROTHERHAM S63  
8FL**

**welcome to**

**Annie Senior Gardens, Bolton-upon-Dearne ROTHERHAM**

SO COME ON LET ME ENTERTAIN YOU! Standing proud on this sought after cul-de-sac in this popular location - this 4 bedroom detached makes the perfect family home. Absolutely stunning throughout with stylish decor, contemporary fittings, a generous garden, drive & a versatile summer house - CALL NOW!



### Entrance Hall

Having a door to the front, a central heating radiator and a window to the front.

### Downstairs W.C

Fitted with a W.C, a wash hand basin, a central heating radiator and a window to the rear.

### Lounge

10' x 17' 10" ( 3.05m x 5.44m )

A tastefully decorated & generous sized lounge, the focal point of which being the stylish media wall.

There is also a window to the front, a window to the side and a central heating radiator.

### Kitchen

13' 8" x 18' 2" ( 4.17m x 5.54m )

An absolutely stunning, contemporary kitchen which has been fitted with a range of wall & base units with co-ordinating work surfaces housing the sink & drainer unit and the appliances such as the oven with electric hob & cooker hood above, the fridge/freezer, the microwave, the dishwasher & the washing machine. There are also window to the front & rear, a central heating radiator, a useful storage area, a door to the rear and sliding doors leading to the garden.

### Landing

Having access to the loft.

### Bedroom One

8' 7" x 13' ( 2.62m x 3.96m )

Having a central heating radiator and a window to the front.

### En-Suite

A stylish suite, fitted with a shower, a wash hand basin & a central heating radiator.

### Bedroom Two

9' 10" x 8' 10" ( 3.00m x 2.69m )

Having fitted wardrobes providing hanging & storage space, a central heating radiator and a window to the front.

### Bedroom Three

11' 3" x 8' 6" ( 3.43m x 2.59m )

Having fitted wardrobes providing hanging & storage space, a central heating radiator and a window to the rear.

### Bedroom Four

10' 4" x 7' 3" ( 3.15m x 2.21m )

Having fitted wardrobes providing hanging & storage space, a central heating radiator and a window to the rear.

### Bathroom

Another stylish suite, fitted with a bath, a wash hand basin, a W.C, a central heating radiator and a window to the side.

### Outside

The property stands on a prominent position on a larger than average plot.

To the rear of the property is an absolutely stunning, landscaped & generous sized garden which has a well maintained lawned area & delightful patio - a perfect space for relaxing and/or entertaining guests.

A driveway provides off street parking & in turn leads to the garage which has been converted to a summer house / bar.

### Summer House

Previously the garage.

A versatile space which is currently set up as a bar - bringing a new meaning to the phrase 'your local'. Having patio doors and power & light.



***view this property online*** [williamhbrown.co.uk/Property/MXB117967](http://williamhbrown.co.uk/Property/MXB117967)





welcome to

## Annie Senior Gardens, Bolton-upon-Dearne ROTHERHAM

- Luxurious 4 bedroom detached - perfect family home. EPC C, council tax D
- Sought after cul-de-sac position - excellently placed for amenities, schools, shops & transport links
- Absolutely stunning & contemporary throughout. Kitchen with integral appliances
- Downstairs W.C, en-suite & family bathroom
- Fitted wardrobes to 3 of the bedrooms

Tenure: Freehold EPC Rating: C  
guide price

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB117967](https://www.williamhbrown.co.uk/Property/MXB117967)



Property Ref:  
MXB117967 - 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.

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](mailto:mexborough@williamhbrown.co.uk)



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



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