



**Ingsfield Lane, Bolton-Upon-Deane Rotherham S63 8EE**

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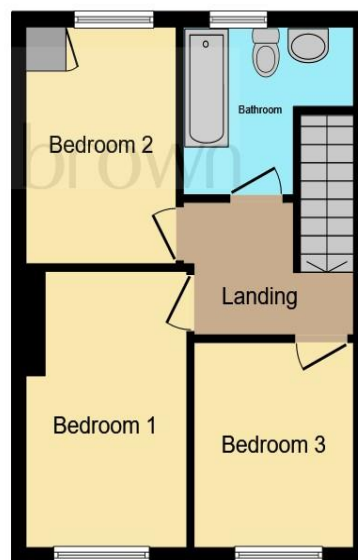
(INGS)FIELD OF GOLD! Situated in this popular location, excellently placed for local amenities, schools, shops & transport links, this spacious mid town house boasts beautifully presented accommodation throughout and delightful gardens to the front & rear. Excellent family home - CALL NOW!







**Ground Floor**



**First Floor**

## Ground Floor:

### Lounge

12' 7" x 16' ( 3.84m x 4.88m )

### Kitchen/Dining Room

16' 1" x 10' 8" ( 4.90m x 3.25m )

### Store

## 1st Floor:

### Landing

### Bedroom One

12' 7" x 7' 10" ( 3.84m x 2.39m )

### Bedroom Two

10' 9" x 7' 4" ( 3.28m x 2.24m )

### Bedroom Three

9' 10" x 7' 10" ( 3.00m x 2.39m )

### Bathroom

## Exterior:

### Outside W.C

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](http://www.focalagent.com)

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## **Ingsfield Lane, Bolton-Upon-Dearne Rotherham**

- 3 bedroom mid town house - Council Tax: A, EPC: D
- Popular location - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented throughout - move in condition
- Delightful, low maintenance gardens to the rear and a generous lawned garden to the front
- Excellent purchase for first time buyers / young families / investors alike

Tenure: Freehold EPC Rating: D

guide price

**£100,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118153](https://williamhbrown.co.uk/Property/MXB118153)



Property Ref:  
MXB118153 - 0002

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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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