



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

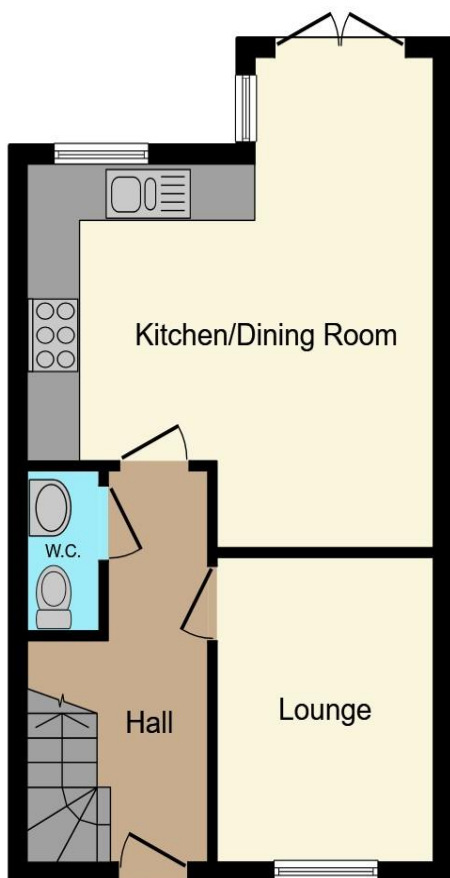
**welcome to**

**Hawthorne Drive, Bolton-Upon-Dearne Rotherham**

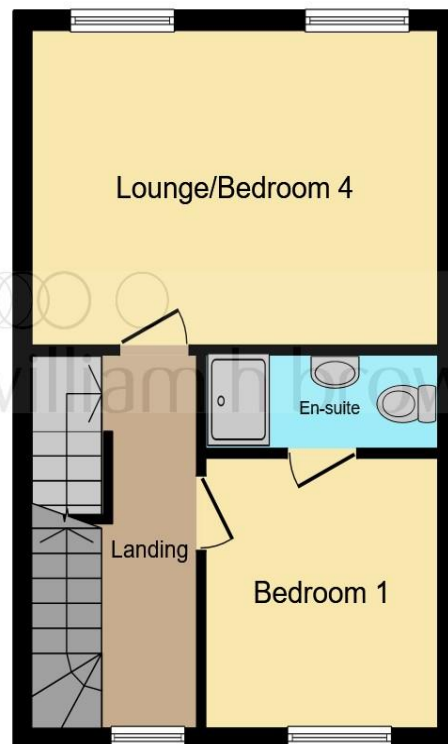
HOME SWEET HAWTHORNE! Set on this popular, modern style development - excellently placed for local amenities, schools, shops & transport links - this 3 bedroom mid town house makes an excellent family home. Boasting 2 reception rooms, en en-suite, drive & delightful garden. NO CHAIN - CALL NOW!



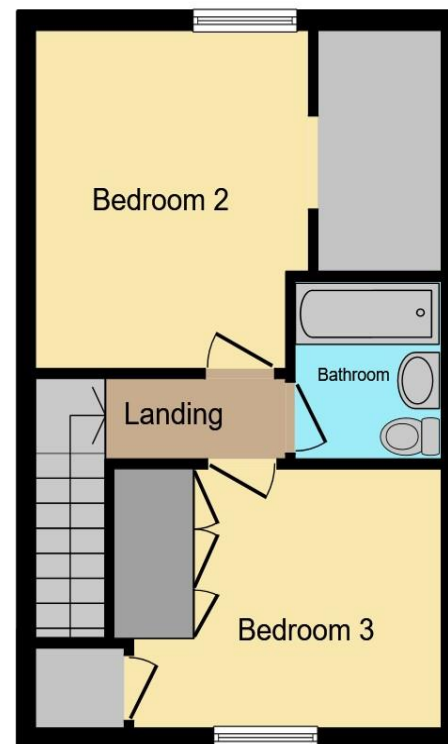




**Ground Floor**



**First Floor**



**Second Floor**

**Ground Floor:**

**Entrance Hallway**

**Downstairs W.C**

**Reception Room**

**Kitchen/Dining Room**

13' 1" x 15' 3" ( 3.99m x 4.65m )

**1st Floor:**

**Lounge**

11' x 15' 3" ( 3.35m x 4.65m )

**Bedroom One**

8' 8" x 9' 5" ( 2.64m x 2.87m )

**En-Suite**

**2nd Floor:**

**Bedroom Two**

11' 10" x 10' 7" ( 3.61m x 3.23m )

**Bedroom Three**

11' 10" x 9' ( 3.61m x 2.74m )

**Bathroom**

**Outside**

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)

**welcome to**

## **Hawthorne Drive, Bolton-Upon-Dearne Rotherham**

- Modern style 3 bedroom mid town house. EPC D.  
Council Tax B
- Excellently placed for local amenities, schools, shops & transport links
- Ideal for someone to make their own
- 2 reception rooms
- Downstairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: C



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118649](https://williamhbrown.co.uk/Property/MXB118649)



Property Ref:  
MXB118649 - 0004

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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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