



**Mexborough Road, Bolton-Upon-Deane Rotherham S63 8LY**

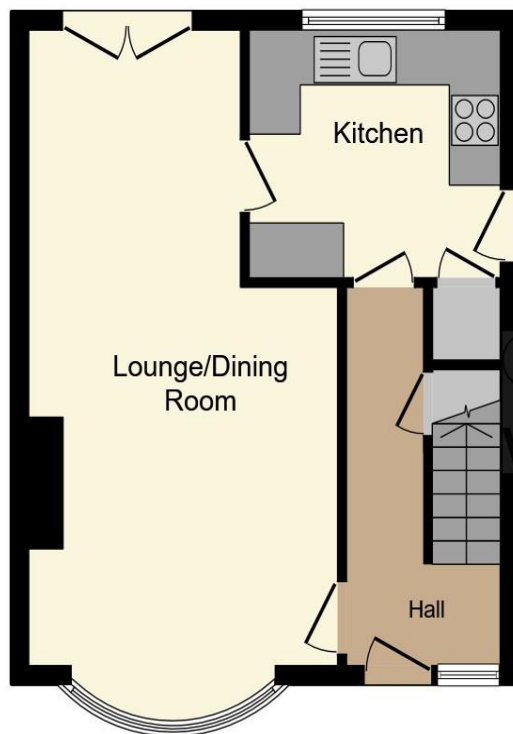


**welcome to**

**Mexborough Road, Bolton-Upon-Dearne Rotherham**

LIVE LIFE TO THE MEX! A beautifully presented 3-bed semi-detached family home in a popular location. Set within close proximity to shops, schools & transport links. Features charming front & rear gardens, generous driveway, garage, and beautifully presented interiors. A must-see! CALL NOW!

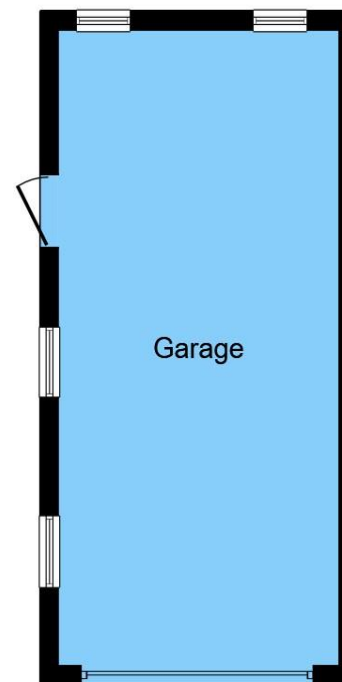




**Ground Floor**



**First Floor**



**Garage**

**Ground Floor:**

**Entrance Hallway**

**Lounge/Dining Room**

11' 11" x 22' 9" ( 3.63m x 6.93m )

**Kitchen**

8' 10" x 9' 7" ( 2.69m x 2.92m )

**1st Floor:**

**Landing**

**Bedroom One**

11' 8" x 11' ( 3.56m x 3.35m )

**Bedroom Two**

10' 1" x 10' 11" ( 3.07m x 3.33m )

**Bedroom Three**

7' 3" x 7' 6" ( 2.21m x 2.29m )

**Bathroom**

**Exterior:**

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

**welcome to**

## **Mexborough Road, Bolton-Upon-Dearne Rotherham**

- 3 bedroom semi-detached family home. EPC D. Council Tax A
- Popular location - excellently placed for amenities, schools, shops & transport links
- Beautifully presented throughout
- Delightful gardens to the front & rear
- Generous driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £180,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118872](https://williamhbrown.co.uk/Property/MXB118872)



Property Ref:  
MXB118872 - 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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