



Smithy Croft, Bolton-upon-Dearne ROTHERHAM S63 8FG

welcome to

Smithy Croft, Bolton-upon-Dearne ROTHERHAM

FAMILY FORTUNES! Standing proud on Smithy Croft, this modern style 4-bed detached home offers stylish family living with under-floor heating, en-suite, & a landscaped garden. Set in a sought-after estate well placed for amenities, schools, & transport—absolutely stunning throughout. A MUST VIEW!





Ground Floor



First Floor

Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

9' 7" x 16' 9" (2.92m x 5.11m)

Dining Room

7' 11" x 16' 2" (2.41m x 4.93m)

Kitchen

19' 7" x 9' 10" (5.97m x 3.00m)

Utility

8' 5" x 5' 4" (2.57m x 1.63m)

1st Floor:

Landing

Bedroom 1

16' 2" into recess x 12' 9" (4.93m into recess x 3.89m)

En-Suite

Bedroom 2

12' 11" x 9' 2" (3.94m x 2.79m)

Bedroom 3

9' 2" into door x 12' 1" (2.79m into door x 3.68m)

Bedroom 4

8' 10" x 11' 7" (2.69m x 3.53m)

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

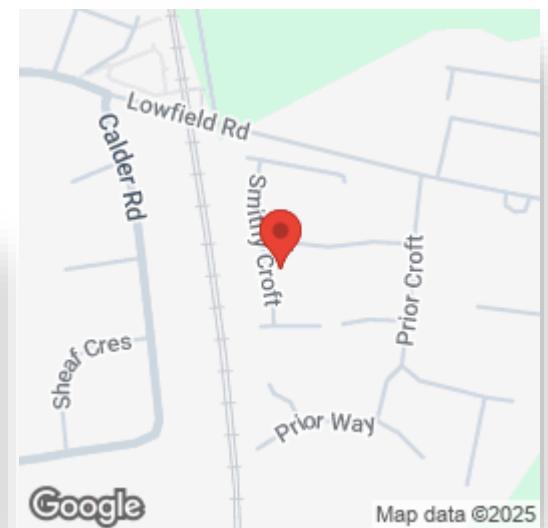
welcome to

Smithy Croft, Bolton-upon-Dearne ROTHERHAM

- Modern style 4 bedroom detached family home.
- Council Tax D. EPC tbc
- Highly sought after, modern style residential estate
- Excellently placed for local amenities, schools, shops & transport links
- Absolutely stunning throughout. Contemporary finishes
- En-suite & family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D



view this property online williamhbrown.co.uk/Property/MXB118994

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.



Property Ref:
MXB118994 - 0005

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Please note the marker reflects the postcode not the actual property

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