



**Grange Farm Court, Bolton-Upon-Deerne Rotherham S63 8PB**



**welcome to**

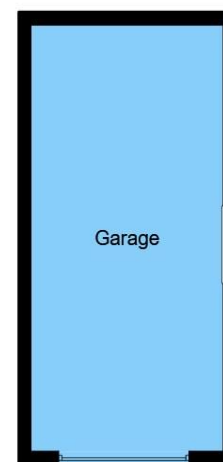
**Grange Farm Court, Bolton-Upon-Dearne Rotherham**

FOR I CAN'T HELP, FALLING IN LOVE WITH YOU! Welcome to The Stables, a charming 2-bed barn conversion bungalow. Sitting pretty in a sought after cul-de-sac, this spacious home combines character with modern style comfort, perfectly placed for shops, transport links, and everyday amenities.





**Floor Plan**



**Garage**

## Ground Floor:

### Entrance Hallway

### Boiler Room

### Lounge

23' 10" x 15' ( 7.26m x 4.57m )

### Kitchen/Diner

16' 10" x 14' 9" ( 5.13m x 4.50m )

### Utility Cupboard

## 1st Floor:

### Bedroom One

14' 10" x 17' 8" into recess ( 4.52m x 5.38m into recess )

### En-Suite

### Bedroom Two

13' x 10' 1" ( 3.96m x 3.07m )

### 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)

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## Grange Farm Court, Bolton-Up-on-Deane Rotherham

- Charming 2 bedroom barn conversion bungalow. EPC D. Council Tax D
- Cul-de-sac position in sought after location- excellently placed for amenities, shops & transport links
- Beautifully presented throughout - bursting with character & charm
- Under-floor heating
- Very spacious throughout - lounge, kitchen/diner, boiler room, utility

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£250,000-£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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