



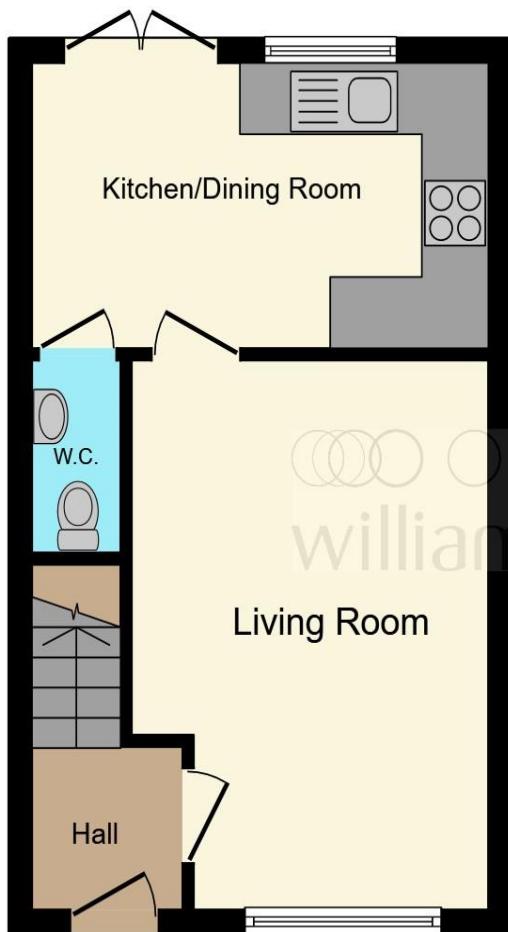
**Smithy Croft, Bolton-upon-Dearne ROTHERHAM S63 8FG**

welcome to

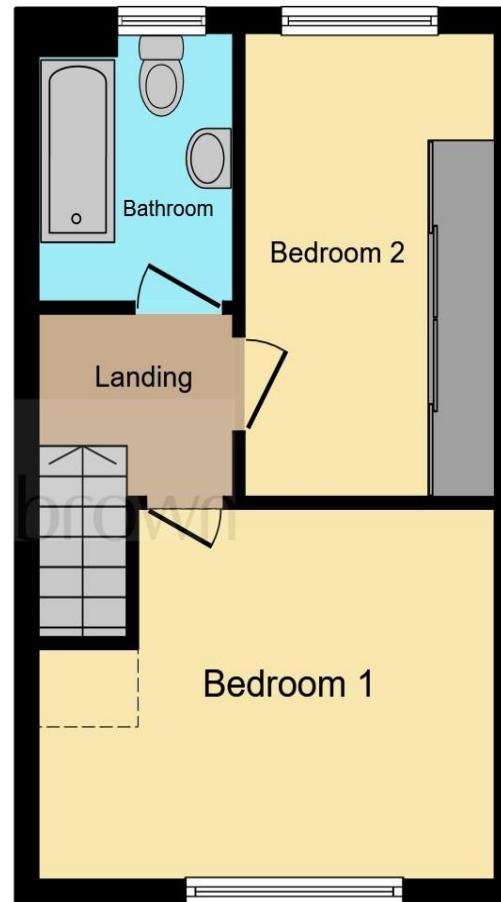
## Smithy Croft, Bolton-upon-Dearne ROTHERHAM

FIRST TIME BUYERS - SWIPE RIGHT! Sitting pretty on this delightful cul-de-sac, this modern style home offers off-street parking for 2 vehicles, a lovely rear garden & beautifully presented interiors. Making an ideal purchase for first time buyers, investors or anyone looking to downsize- CALL NOW!





**Ground Floor**



**First Floor**

**Ground Floor:**

**Entrance Hallway**

**Downstairs W.C**

**Lounge**

10' into recess x 15' 2" ( 3.05m into recess x 4.62m )

**Kitchen/Dining Room**

13' 6" x 7' 10" ( 4.11m x 2.39m )

**1st Floor:**

**Landing**

**Bedroom One**

10' 1" x 13' 7" into recess ( 3.07m x 4.14m into recess )

**Bedroom Two**

7' 4" x 12' 11" ( 2.24m x 3.94m )

**Bathroom**

**Exterior:**

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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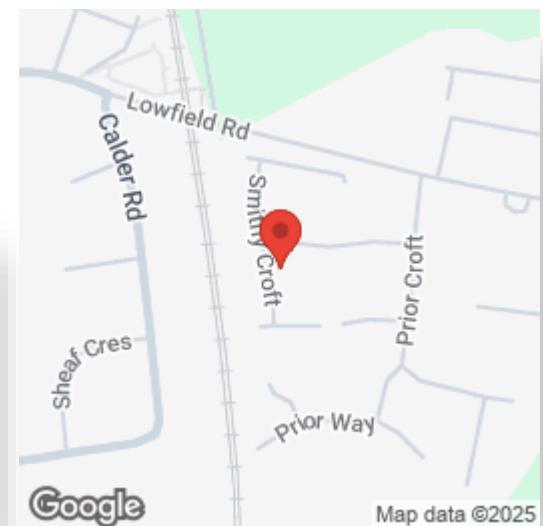
- Modern style build 2 bedroom end town house. Council Tax A. EPC tbc
- Sought after cul-de-sac - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented & contemporary throughout
- Driveway for 2 vehicles
- Delightful rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£140,000 - £150,000**



view this property online [williamhbrown.co.uk/Property/MXB119172](http://williamhbrown.co.uk/Property/MXB119172)

Please note the marker reflects the postcode not the actual property



Property Ref:  
MXB119172 - 0005

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