



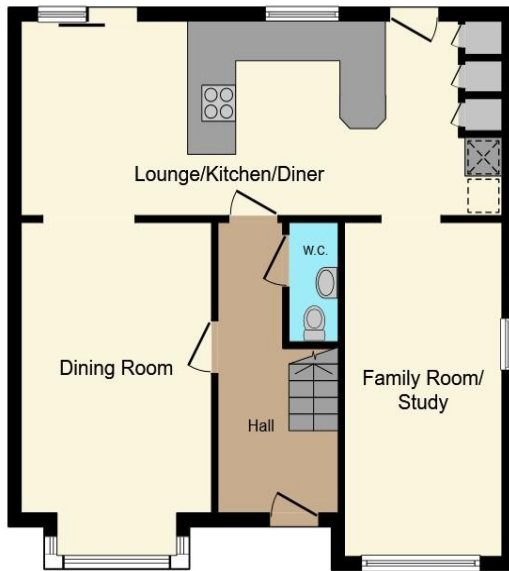
Dearne Road, Bolton-Upon-Dearne Rotherham S63 8JT

welcome to

Dearne Road, Bolton-Upon-Dearne Rotherham

EQUESTRIAN ELEGANCE! Set in an enviable position on approx 1/3 acre, this beautifully presented home offers exceptional versatility & outdoor space. With equestrian facilities inc a stable block, gated paddock land, CPH license,& multiple outbuildings - it's a rare lifestyle opportunity! CALL NOW!

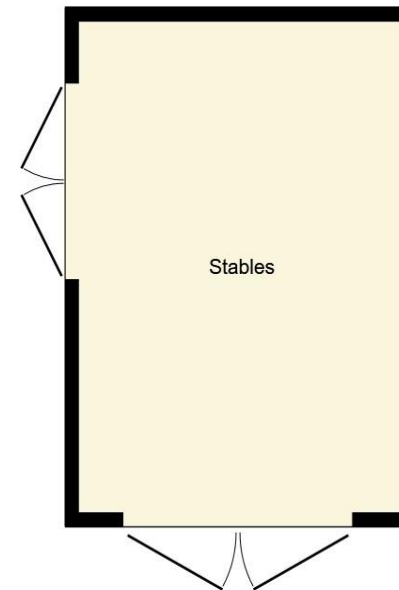




Ground Floor



First Floor



Outbuilding

Agents Notes:

Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge/Kitchen/Diner

9' 7" x 23' 2" (2.92m x 7.06m)

Dining Room

16' 6" x 10' 2" (5.03m x 3.10m)

Family Room/Study

16' 6" x 9' (5.03m x 2.74m)

1st Floor:

Landing

Bedroom One

9' 10" x 16' 8" (3.00m x 5.08m)

En-Suite

Bedroom Two

8' 6" x 14' 2" (2.59m x 4.32m)

Bedroom Three

10' 8" x 8' 4" (3.25m x 2.54m)

Bedroom Four

7' 11" x 8' 1" (2.41m x 2.46m)

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

welcome to

Dearne Road, Bolton-Upon-Dearne Rotherham

- Versatile 4-bed detached home. Absolutely stunning. Council Tax D. EPC B
- Highly desirable location offering open views & access to local amenities & countryside walks
- Flexible & spacious living throughout. D/stairs W.C, en-suite & bathroom
- Garage conversion currently used as a gym - adaptable for studio, playroom, or additional reception space
- Set on approx. 1/3 of an acre with gated access to rear land, perfect for paddock / equestrian use

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119184



Property Ref:
MXB119184 - 0002

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.

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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