



## St Andrews Square

Bolton-upon-Dearne, ROTHERHAM, S63 8BA

Offers In The Region Of £240,000



Nestled in the charming village of Bolton-upon-Dearne in Rotherham, this semi-detached house offers a unique opportunity for both homeowners and investors alike. Boasting two reception rooms, three spacious bedrooms, and a family bathroom, this property is perfect for a growing family seeking a comfortable and inviting home.

One of the standout features of this property is the additional shop unit, making it an ideal investment opportunity. The business within the shop unit remains unaffected by the sale, providing a steady income stream for the new owner.

With parking space for a vehicle and a garage, convenience is at the forefront of this property. The large three-bedroom layout ensures ample space for the whole family, Family bathroom with the separate W/C for added convenience.

Whether you are looking to settle into a new family home or seeking a promising investment opportunity, this property offers the best of both worlds. Don't miss out on the chance to own this versatile and spacious semi-detached house in a desirable location.

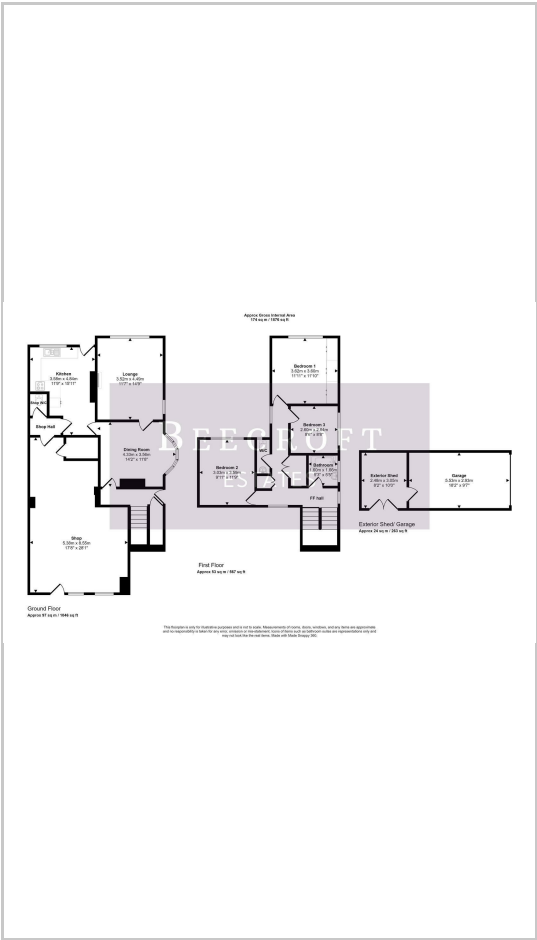




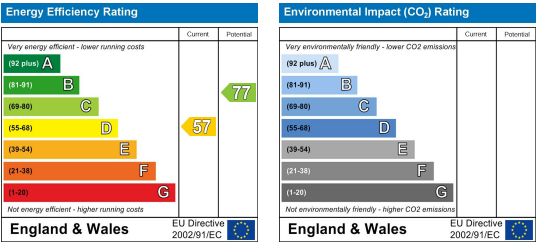
### Area Map



### Floor Plans



### Energy Efficiency Graph



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