



Smithy Croft, Bolton-Upon-Dearne Rotherham S63 8FG

welcome to

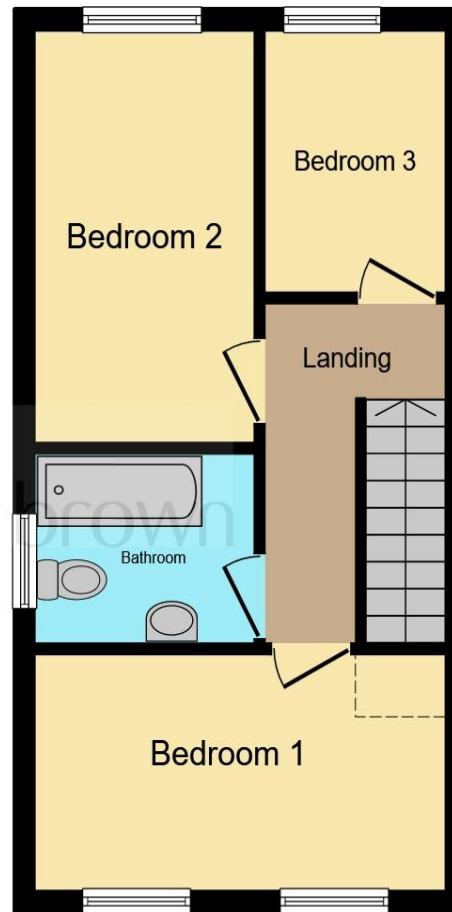
Smithy Croft, Bolton-Upon-Dearne Rotherham

HOME ISN'T A PLACE IT'S A FEELING! A beautifully presented 3-bed semi-detached home in a sought-after residential estate. Close proximity to schools, shops & transport links. Features off-street parking, a delightful rear garden, and spacious interiors. An internal viewing essential - CALL NOW!





Ground Floor



First Floor

Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

13' 5" x 10' 10" (4.09m x 3.30m)

Kitchen/Dining Room

10' 3" x 16' 2" (3.12m x 4.93m)

1st Floor:

Landing

Bedroom One

8' 2" x 13' 6" (2.49m x 4.11m)

Bedroom Two

7' 3" x 12' 6" (2.21m x 3.81m)

Bedroom Three

5' 11" x 8' 3" (1.80m x 2.51m)

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

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Smithy Croft, Bolton-Upon-Dearne Rotherham

- 3 bedroom semi detached home. EPC C. Council Tax B
- Sought after cul-de-sac - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented throughout
- Driveway providing off street parking
- Delightful garden to the rear

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£170,000 - £180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119336



Property Ref:
MXB119336 - 0004

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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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