



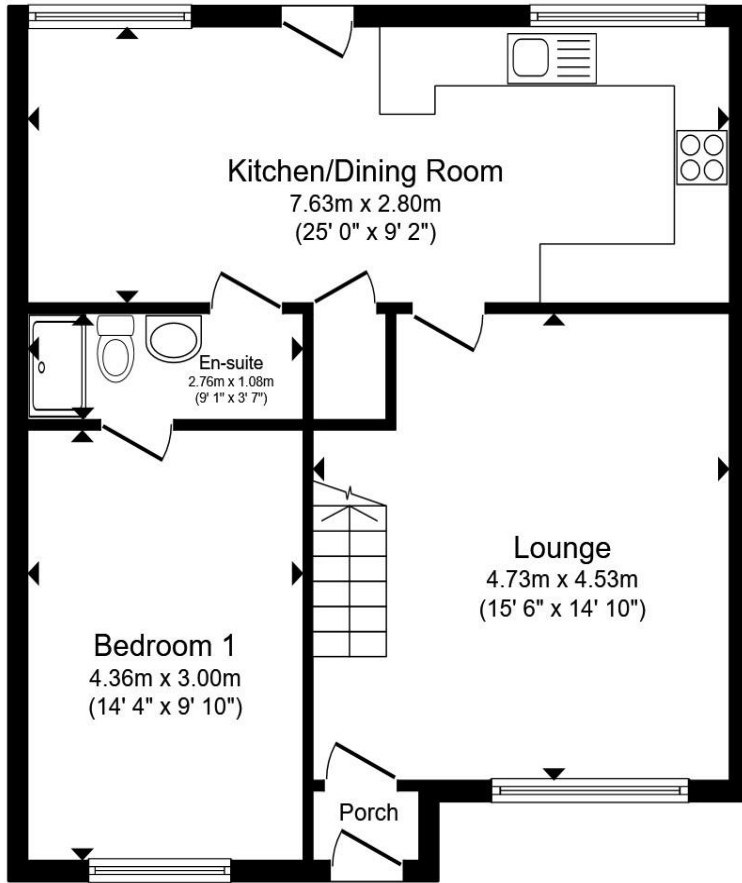
**Riverside Gardens, Bolton-Upon-Dearne Rotherham S63 8NX**

**welcome to**

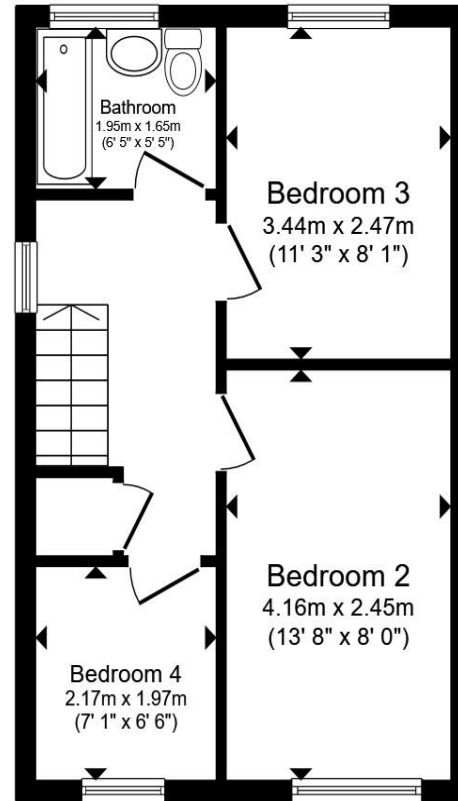
**Riverside Gardens, Bolton-Upon-Dearne Rotherham**

£260,000-£270,000 -ROLLIN' ON A RIVER(side). Beautifully presented 4 bedroom det family home in a desirable cul-de-sac, offering spacious living with a walk in wardrobe, en-suite, drive & a delightful rear garden with pergola & grape vines. A perfect home for family life and entertaining - CALL NOW!





**Ground Floor**



**First Floor**

**Entrance Porch**

**Lounge**

**Dining Room**

**Kitchen**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**En-Suite**

**Bathroom**

**Outside**

**Agents Note**

Total floor area 96.1 m<sup>2</sup> (1,035 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Riverside Gardens, Bolton-Upon-Dearne Rotherham

- 4 bedroom detached - excellent family home. EPC C. Council Tax A
- Delightful cul-de-sac position - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented with a stylish, chic yet homely finish
- Spacious accommodation - lounge, dining room, kitchen
- En-suite & walk in wardrobe to bedroom 1. Family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£260,000-£270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB117449](http://williamhbrown.co.uk/Property/MXB117449)



Property Ref:  
MXB117449 - 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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