



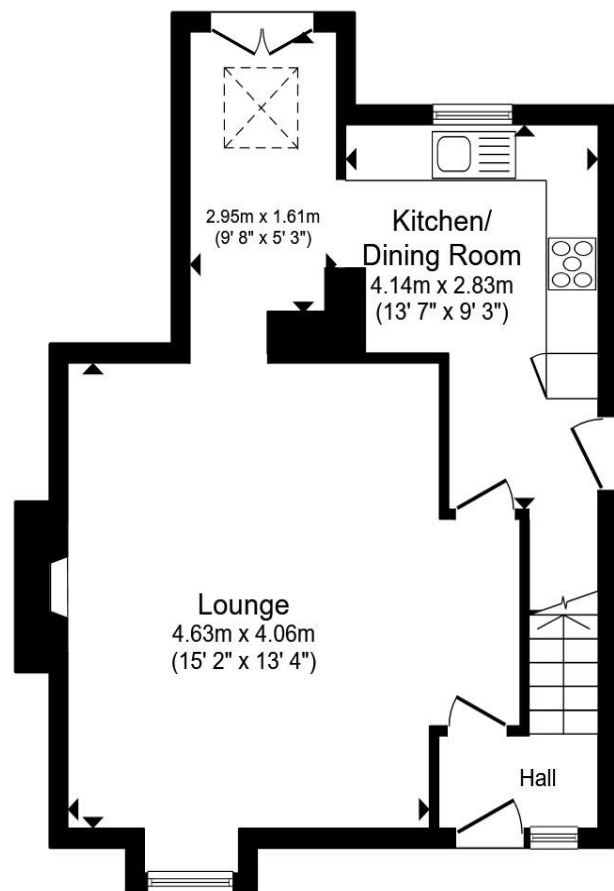
Angel Street, Bolton-Upon-Dearne Rotherham S63 8NA

welcome to

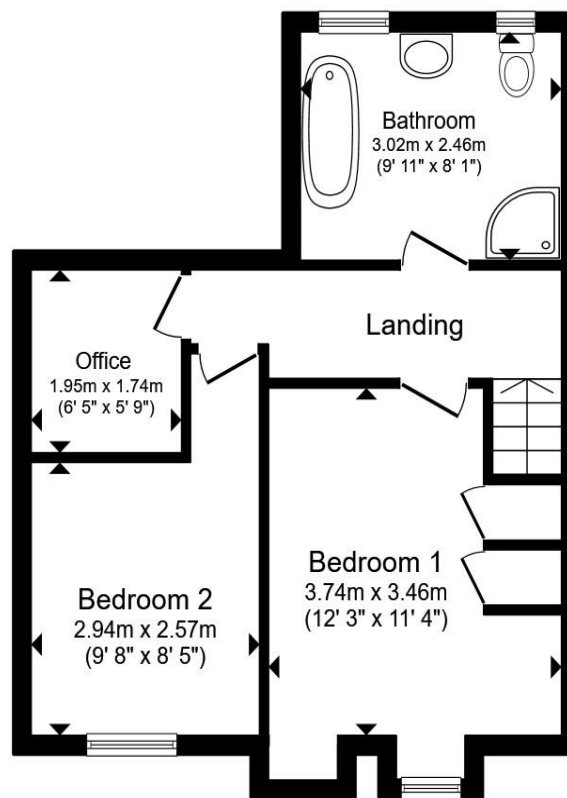
Angel Street, Bolton-Upon-Dearne Rotherham

SPREAD YOUR WINGS! Charming 2 bedroom PLUS office cottage-style end terrace in a popular location, close proximity to amenities, schools, shops & transport links. Featuring a low-maintenance rear garden and offered with NO CHAIN, ideal for first-time buyers / investors alike. CALL NOW!





Ground Floor



First Floor

Total floor area 84.8 m² (913 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

Ground Floor:

Entrance Hallway

Lounge

Kitchen/Dining Room

1st Floor:

Bedroom One

Bedroom Two

Office

Bathroom

Exterior:

Agents Notes

welcome to

Angel Street, Bolton-Upon-Dearne Rotherham

- Delightful 2 bedroom cottage style end terrace.
Council Tax A. EPC tbc
- Popular location - excellently placed for local amenities, schools, shops & transport links
- Low maintenance rear garden
- 2 bedrooms PLUS office room
- Ideal purchase for first time buyers / investors / downsizers alike

Tenure: Freehold EPC Rating: D
Council Tax Band: A



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118088



Property Ref:
MXB118088 - 0006

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.

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