



**Carr Head Lane, Bolton-Upon-Dearne Rotherham S63 8DB**

**welcome to**

**Carr Head Lane, Bolton-Upon-Dearne Rotherham**

SO COME ON LET ME ENTERTAIN YOU! Situated in this sought after part of Bolton, this extended home boasts spacious & beautifully presented accommodation With a gated front & a stunning generous rear garden with your own external bar / outbuilding - this makes an excellent family home - CALL NOW!

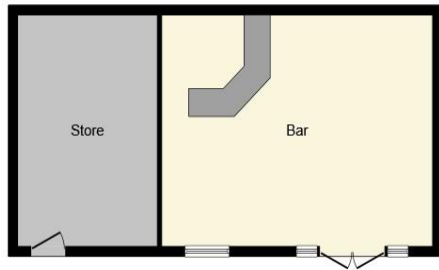




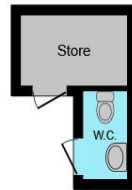
**Ground Floor**



**First Floor**



**Outbuilding**



**Ground Floor:**

**Side Entrance**

**Downstairs W.C**

**Lounge/Dining Room**

24' 8" x 13' 3" ( 7.52m x 4.04m )

**Kitchen**

12' 6" x 15' ( 3.81m x 4.57m )

**1st Floor:**

**Bedroom One**

13' 7" x 10' 8" ( 4.14m x 3.25m )

**Bedroom Two**

10' 5" x 10' 8" ( 3.17m x 3.25m )

**Bedroom Three**

10' 7" x 8' 10" ( 3.23m x 2.69m )

**Bathroom**

**Exterior:**

**Bar**

20' 4" x 15' 1" ( 6.20m x 4.60m )

**Storage**

10' 6" x 16' 2" ( 3.20m x 4.93m )

**Storage**

8' x 4' 9" ( 2.44m x 1.45m )

**Outside W.C**

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](http://www.focalagent.com)

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## Carr Head Lane, Bolton-Upon-Dearne Rotherham

- Three bedroom semi detached family home. Council Tax A. EPC C
- Sought after part of Bolton upon Dearne - excellently placed for amenities, schools, shops & transport links
- Beautifully presented & tastefully decorated throughout - finished to a high standard with a chic, elegant finish
- 2 spacious reception rooms & generous sized kitchen
- Gated to the front (no dropped kerb)

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £210.000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB119251](https://www.williamhbrown.co.uk/Property/MXB119251)



Property Ref:  
MXB119251 - 0003

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