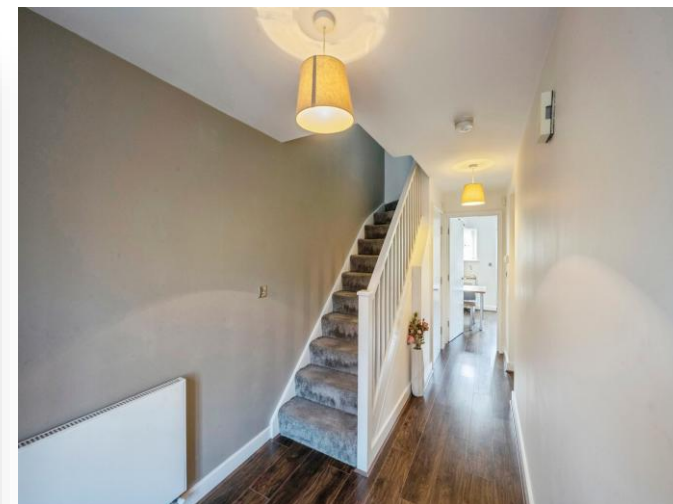




**Tolson Walk, Wath-Upon-Deerne Rotherham S63 7EG**

**welcome to**

**Tolson Walk, Wath-Upon-Dearne Rotherham**

RUN, DON'T WALK TO TOLSON WALK! Spacious 4/5 bedroom end townhouse offering versatile accommodation, kitchen/diner, en-suite, garage, parking & enclosed garden. Ideally placed for schools, shops, parks & Wath Lake. A perfect family home for growing families. CALL NOW!



### **Agents Note Aml**

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

### **Ground Floor: Entrance Hall**

A welcoming entrance hall featuring a central heating radiator and staircase rising to the first floor. The hall also provides convenient internal access to the integral garage.

### **Downstairs W.C.**

Fitted with a hand wash basin and low flush W.C., complemented by a central heating radiator. Ideal for everyday convenience.

### **Kitchen / Diner**

A well-appointed kitchen/diner fitted with a range of wall and base units incorporating an integrated double oven, gas hob and extractor hood. There is space and plumbing for a dishwasher, washing machine and fridge/freezer. The room benefits from two rear-facing uPVC double glazed windows and a door providing access to the rear garden, along with a central heating radiator.

### **First Floor: Lounge**

A spacious and inviting lounge boasting French doors opening to a charming Juliet balcony, allowing plenty of natural light to flow through. The room is further enhanced by two central heating radiators, creating a warm and comfortable living space.

### **Bedroom Four**

A well-proportioned fourth bedroom featuring a front-facing uPVC double glazed window, allowing for plenty of natural light, and a central heating radiator.

### **Bedroom Five / Study**

A fifth bedroom featuring a front-facing uPVC double glazed window and a central heating radiator, creating a bright and comfortable space.

### **Bathroom**

Fitted with a bath and overhead shower, hand wash basin and low flush W.C. The room also benefits from an extractor fan and a central heating radiator, providing a practical and comfortable family bathroom.

### **Second Floor: Second Floor Landing**

A spacious landing benefiting from a useful built-in storage cupboard, a central heating radiator and access to the loft space. The landing provides access to the second floor accommodation.

### **Bedroom One**

A spacious master bedroom featuring a front-facing uPVC double glazed window, central heating radiator and fitted wardrobes, providing excellent storage and a comfortable retreat.

### **En Suite**

Fitted with a shower cubicle, hand wash basin and low flush W.C. The room is further complemented by a central heating radiator, providing a practical and convenient addition to the master bedroom.

### **Bedroom Two**

A well-proportioned bedroom featuring a rear-facing uPVC double glazed window and a central heating radiator, creating a bright and comfortable space.

### **Bedroom Three**

A well-sized third bedroom featuring a rear-facing uPVC double glazed window and a central heating radiator, offering a bright and comfortable space suitable for a variety of uses.

### **Exterior**

To the front of the property is a double driveway providing off-road parking and access to the integral garage. The rear enjoys an enclosed lawned garden

with a patio area, creating an ideal space for outdoor entertaining and relaxation, along with the added convenience of an outside tap.



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welcome to

## Tolson Walk, Wath-Upon-Dearne Rotherham

- 4/5 bedroom end townhouse. (4 bedrooms PLUS study) Council Tax A. EPC tbc
- Exceptionally spacious family accommodation
- Excellently placed for schools, shops, parks, transport links, Wath lake & motorway connections
- Modern style kitchen/diner
- Principal bedroom with en-suite

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

offers in the region of



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MXB120557 - 0004

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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



**01709 583267**



[mexborough@williamhbrown.co.uk](mailto:mexborough@williamhbrown.co.uk)



4 Main Street, MEXBOROUGH, South Yorkshire,  
S64 9DW



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**