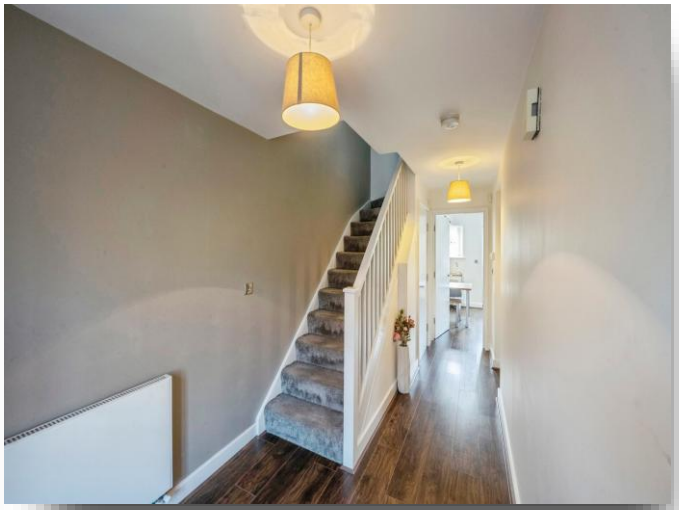






Tolson Walk,Wath-Upon-Dearne Rotherham S63 7EG

william
h brown

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!



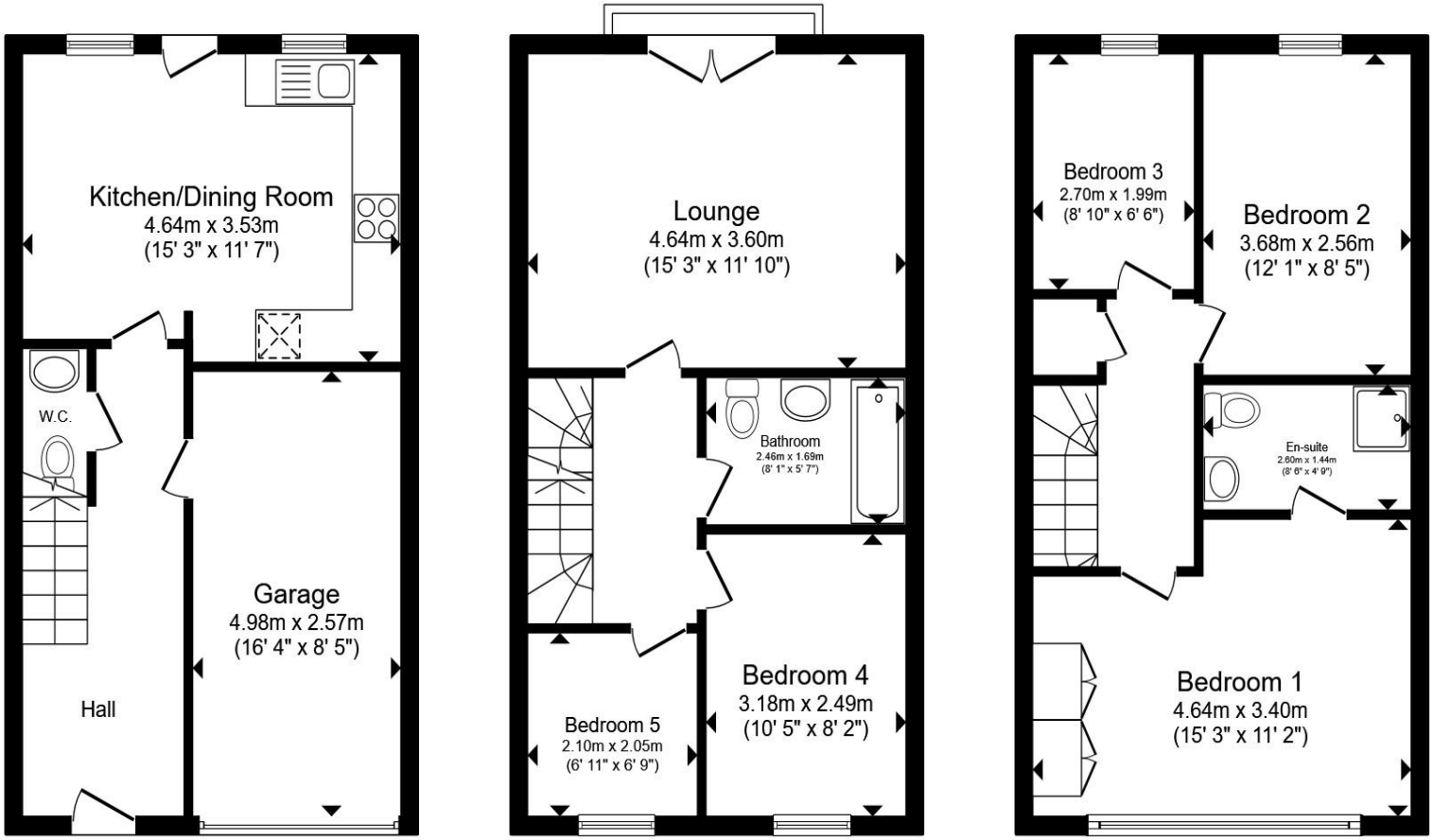












Ground Floor **First Floor** **Second Floor**

Total floor area 121.6 m² (1,309 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

william h brown

Agents Note Aml

Ground Floor:

Entrance Hall

Downstairs W.C.

Kitchen / Diner

First Floor:

Lounge

Bedroom Four

Bedroom Five / Study

Bathroom

Second Floor:

Second Floor Landing

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Exterior

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: C
Council Tax Band: C

guide price









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120557

The Property Ombudsman

Property Ref:
MXB120557 - 0005

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

01709 583267

mexborough@williamhbrown.co.uk

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

williamhbrown.co.uk

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.