





Watermead,Bolton-Upon-Dearne Rotherham S63 8NF

william
h brown

welcome to

Watermead, Bolton-Upon-Dearne Rotherham

£190,000-£200,000 -LIFE FLOWS NICELY AT WATERMEAD! Set in a sought-after cul-de-sac in Bolton Upon Dearne, this spacious 3-bedroom semi-det boasts a modern style kitchen diner, detached garage, driveway & generous gardens. An excellent family home that's ready to move straight into!













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."

Entrance Porch
A welcoming entrance porch accessed via a front-facing door, providing a practical space for coats and footwear and giving access to the main accommodation.

Entrance Hall
Accessed via a front-facing door from the porch, offering access to the ground floor accommodation. Benefiting from a central heating radiator, creating a warm and inviting first impression of the home.

Lounge
A neutral and spacious reception room, beautifully presented and offering an abundance of natural light through a front-facing window. Benefiting from a central heating radiator, this inviting space provides the perfect setting for both relaxing and entertaining.

Kitchen / Diner
A spacious family kitchen/diner, perfect for modern living and entertaining. Fitted with a range of wall and base units incorporating a sink and drainer, integrated electric hob, oven and cooker hood. Benefiting from patio doors and a rear-facing window allowing for an abundance of natural light, a central heating radiator, and a useful pantry providing additional storage space.

Landing
A bright and well-presented landing benefiting from a side-facing window allowing for plenty of natural light. Featuring useful built-in storage and providing access to the loft, while offering access to the first-floor accommodation.

Bedroom One
A spacious principal bedroom featuring a front-facing window allowing for plenty of natural light and a central heating radiator. Offering ample space for bedroom furnishings, this well-proportioned room provides a comfortable and relaxing retreat.

Bedroom Two
A well-proportioned secondary double bedroom featuring a rear-facing window allowing for plenty of natural light and a central heating radiator. Offering versatile accommodation, this room is ideal as a guest bedroom, child's room or home office.

Bedroom Three
A well-presented bedroom featuring a front-facing window allowing for natural light and a central heating radiator. Offering versatile accommodation, this room is ideal for use as a child's bedroom, guest room or home office.

Bathroom
A well-appointed family bathroom fitted with a bath incorporating a shower over, a hand wash basin and WC. Benefiting from a rear-facing window providing natural light and ventilation, along with a central heating radiator for added comfort.

Exterior
To the front of the property is a driveway providing off-road parking. To the rear is a beautifully presented, low-maintenance garden featuring an artificial lawn, complemented by a patio seating area and decked terrace, creating the perfect space for outdoor entertaining, dining and relaxation.

Garage
A substantial brick-built garage fitted with traditional barn-style doors, power and lighting. Offering excellent versatility, this useful space is ideal for storage, a workshop, hobby room or a variety of other uses, subject to the purchaser's requirements.

welcome to

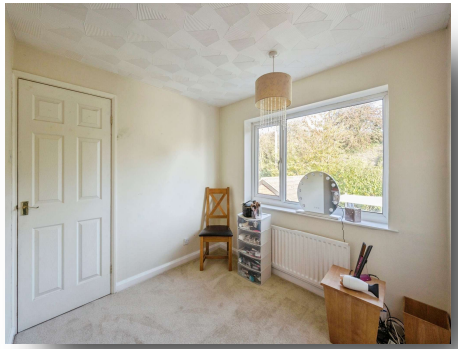
Watermead, Bolton-Upon-Dearne
Rotherham

- 3 bedroom semi-detached. Council Tax A. EPC tbc
- Cul-de-sac position in popular location - excellently placed for amenities, schools, shops & transport
- Spacious lounge & contemporary open plan kitchen/diner
- Driveway providing ample off road parking
- Detached garage

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

guide price









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MXB120036 - 0003

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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