



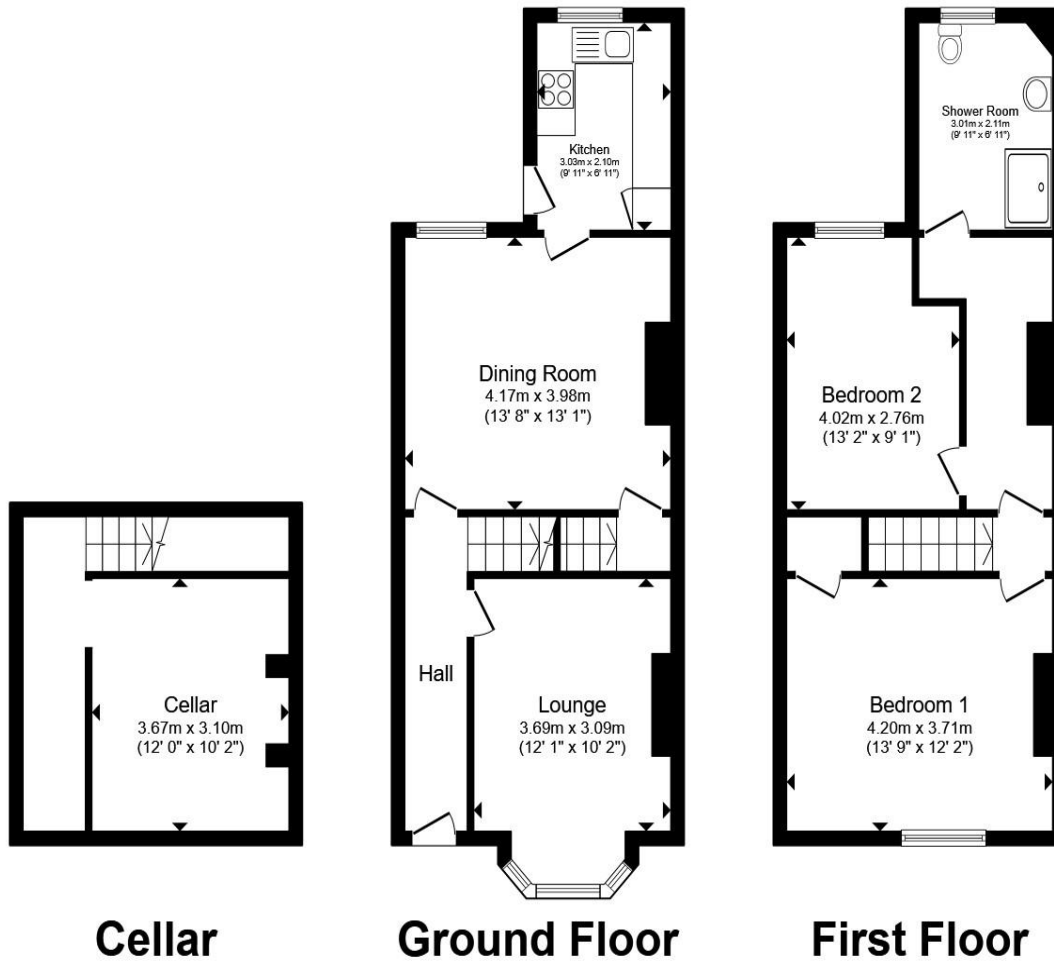
**Station Road, Bolton-Upon-Dearne Rotherham S63 8AB**

**welcome to**

**Station Road, Bolton-Upon-Dearne Rotherham**

ALL ABOARD THIS BEAUTY! A surprisingly spacious home offering far more than expected, with a bright bay-fronted lounge, separate dining room & kitchen. Featuring two double bedrooms. Ideally placed for shops, amenities, schools & transport links. A MUST VIEW!





**Ground Floor:**

**Lounge**

**Dining Room**

**Kitchen**

**1st Floor:**

**Bedroom One**

**Bedroom Two**

**Shower Room**

**Exterior:**

**Agents Note**

Total floor area 105.9 m<sup>2</sup> (1,139 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](http://www.propertybox.io)



welcome to

## Station Road, Bolton-Upon-Dearne Rotherham

- Deceptively spacious 2 bedroom mid terrace. Council Tax A. EPC
- Excellently placed for local shops, amenities, parks, transport links & schools
- Beautifully presented throughout
- 2 reception rooms, kitchen, cellar
- Delightful rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £110,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB120030](https://www.williamhbrown.co.uk/Property/MXB120030)



Property Ref:  
MXB120030 - 0002

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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