



**Mexborough Road, Bolton-Upon-Dearne Rotherham S63 8LX**

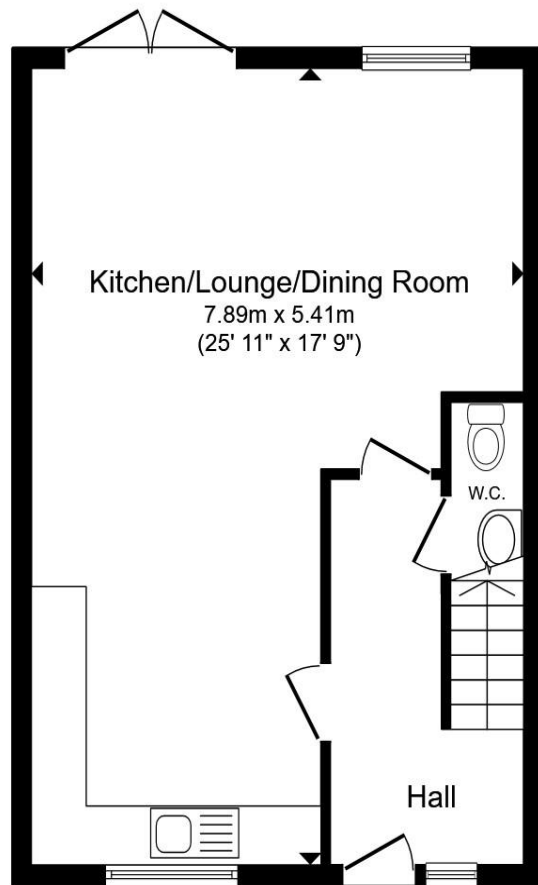


**welcome to**

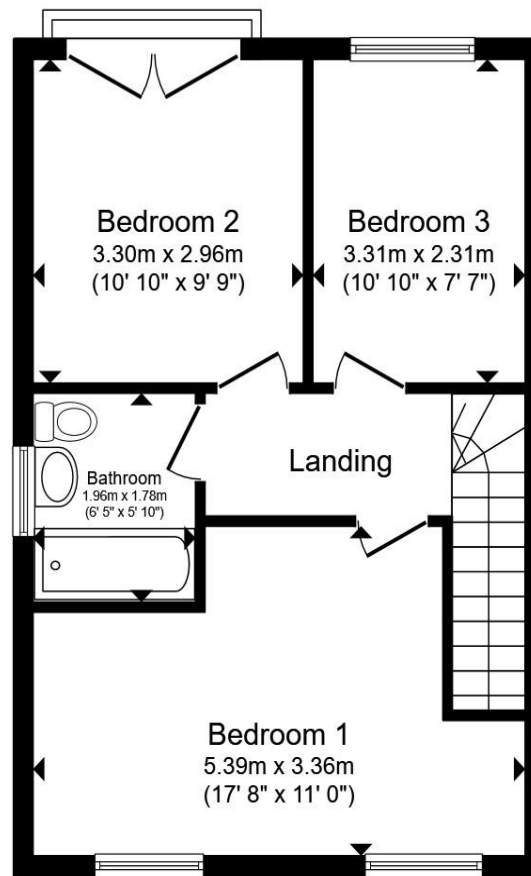
**Mexborough Road, Bolton-Upon-Dearne Rotherham**

ALL ROADS LEAD TO HOME! A well-presented 3-bed detached home in a popular location. Features spacious living, d/stairs W.C, lawned rear garden & rear parking spaces. Close proximity to schools, shops & transport links - this makes an excellent family home - NO CHAIN - CALL NOW!





**Ground Floor**



**First Floor**

Total floor area 87.4 m<sup>2</sup> (941 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)



## Ground Floor:

### Entrance Hallway

### Downstairs W.C

### Lounge

10' 9" into recess x 17' 8" ( 3.28m into recess x 5.38m )

### Kitchen/Dining Room

9' 11" x 14' 5" ( 3.02m x 4.39m )

## 1st Floor:

### Landing

### Bedroom One

10' 11" into door x 17' 8" into recess ( 3.33m into door x 5.38m into recess )

### Bedroom Two

9' 8" x 10' 9" ( 2.95m x 3.28m )

### Bedroom Three

7' 7" x 10' 10" ( 2.31m x 3.30m )

### Bathroom

### Exterior:

welcome to

## Mexborough Road, Bolton-Upon-Dearne Rotherham

- 3 bedroom detached family home. EPC C. Council Tax B
- Popular location - excellently placed for local amenities, schools, shops & transport links
- Well presented accommodation throughout
- Downstairs W.C
- 2 parking spaces to the rear

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£200,000 - £210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB119532](http://williamhbrown.co.uk/Property/MXB119532)



Property Ref:  
MXB119532 - 0002

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