



The Woodlands, Bolton-Upon-Dearne Rotherham S63 8FR

welcome to

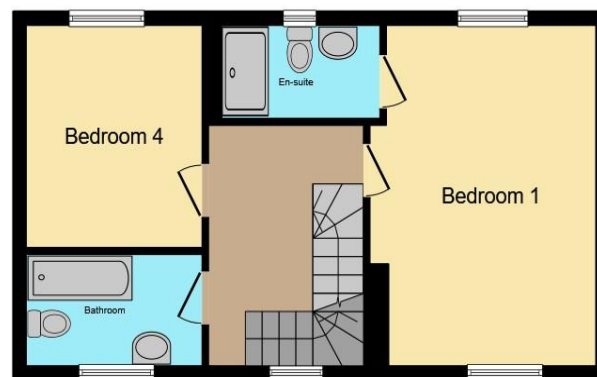
The Woodlands, Bolton-Upon-Dearne Rotherham

£300,000-£325,000 - BRANCH OUT TO YOUR DREAM HOME! Set within a prestigious gated community of exclusive executive homes, this stunning 4-bed semi-det with a summer house is one of only two of its kind. Stunning, stylish & spacious - the epitome of family living - A true rare gem. CALL NOW!

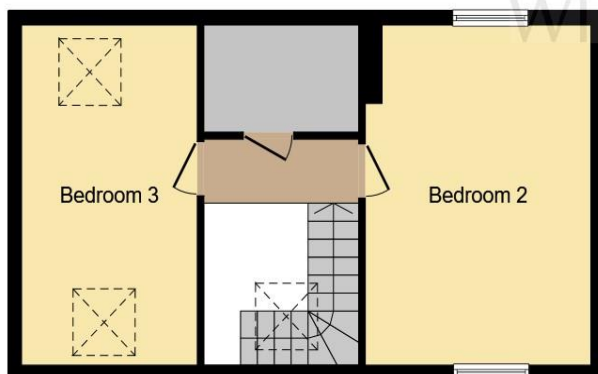




Ground Floor



First Floor



Second Floor

Agents Note

Ground Floor:

Entrance Hallway

Downstairs W.C /Utility Room

Lounge

11' 6" into recess x 18' 3" into recess (3.51m into recess x 5.56m into recess)

Kitchen/Dining Room

9' 1" x 16' 5" (2.77m x 5.00m)

1st Floor:

First Floor Landing

Bedroom One

11' 8" x 16' 6" (3.56m x 5.03m)

En-Suite

Bedroom Four

9' x 10' 9" (2.74m x 3.28m)

Bathroom

2nd Floor:

Second Floor Landing

Bedroom Two

11' 8" into recess x 16' 5" (3.56m into recess x 5.00m)

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.focalagent.com

welcome to

The Woodlands, Bolton-Upon-Dearne Rotherham

- 4 bedroom semi-det set over 3 floors. Council Tax C. EPC B
- Prestigious gated residential estate. Excellently placed for local amenities, schools, shops & transport links
- Absolutely stunning throughout. Contemporary finishes & tastefully decorated
- Downstairs W.C & utility. En-suite & family bathroom
- Driveway to side for off street parking

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£300 000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB118647](https://www.williamhbrown.co.uk/Property/MXB118647)



Property Ref:
MXB118647 - 0003

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