





**Annie Senior Gardens,Bolton-Upon-Dearne Rotherham S63 8FL**

william h brown

***welcome to***

## Annie Senior Gardens, Bolton-Upon-Dearne Rotherham

THIS ANNIE IS MORE THAN OK! This one's a smooth move! A well-presented 3 bedroom home boasting a spacious kitchen/diner, generous lounge, generous main bedroom, downstairs WC, garage, driveway & a delightful enclosed rear garden. EXCELLENT FAMILY HOME!













**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 Hall**
A welcoming entrance hall accessed via a UPVC front door, featuring a central heating radiator and a staircase rising to the first floor. Providing access to the principal ground floor accommodation.

**Lounge**
A cosy and inviting reception room featuring a front-facing double glazed UPVC window, allowing for plenty of natural light, and a central heating radiator. A comfortable space ideal for relaxing and everyday living.

**Kitchen / Dining Room**
A spacious kitchen/dining room fitted with a range of wall and base units with complementary work surfaces incorporating a sink and drainer. Integrated appliances include a gas hob, electric oven and cooker hood, with additional space for a fridge/freezer and wine cooler. Enjoying a rear-facing double glazed window and a double glazed door providing access to the garden, creating a bright and practical space for both cooking and dining.

**Landing**
Providing access to the first floor accommodation and benefiting from access to the part-boarded loft via a pull-down ladder, offering useful additional storage space.

**Bedroom One**
A generously sized principal bedroom featuring front and side-facing double glazed UPVC windows, allowing for an abundance of natural light. Benefiting from two central heating radiators, this comfortable room provides ample space for a range of bedroom furniture.

**Bedroom Two**
A well-proportioned bedroom featuring a front-facing double glazed UPVC window and a central heating radiator. Offering a bright and comfortable space, ideal as a second bedroom, guest room or home office.

**Bedroom Three**
A good-sized third bedroom featuring a rear-facing double glazed UPVC window and a central heating radiator. A versatile room that could be utilised as a bedroom, nursery, study or home office to suit a variety of needs.

**Bathroom**
Fitted with a bath, hand wash basin and WC. Having a side-facing double glazed UPVC window, a central heating radiator and a useful built-in storage cupboard. A practical family bathroom offering both comfort and convenience.

**Exterior**
To the front of the property is a well-maintained lawned garden alongside a driveway providing off-road parking, with gated access leading to the rear. The enclosed rear garden offers an excellent outdoor space, featuring a lawned garden, a paved patio and a decked seating area, perfect for relaxing or entertaining. Further benefits include an outside light and water tap.

**Integral Garage**
A useful integral garage fitted with an up-and-over door and benefiting from plumbing for a washing machine and tumble dryer. The garage also has power and lighting, providing excellent storage space or potential for a variety of uses.

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# Annie Senior Gardens, Bolton-Upon-Dearne Rotherham

- 3 bedroom semi-detached family home. EPC TBC. Council Tax B
- Highly sought after location - excellently placed for amenities, schools, shops & transport links
- Beautifully presented throughout
- Downstairs W.C, lounge & generous sized kitchen/diner
- Driveway & integral garage

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










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/MXB120649

The Property Ombudsman

Property Ref:
MXB120649 - 0004

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**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.