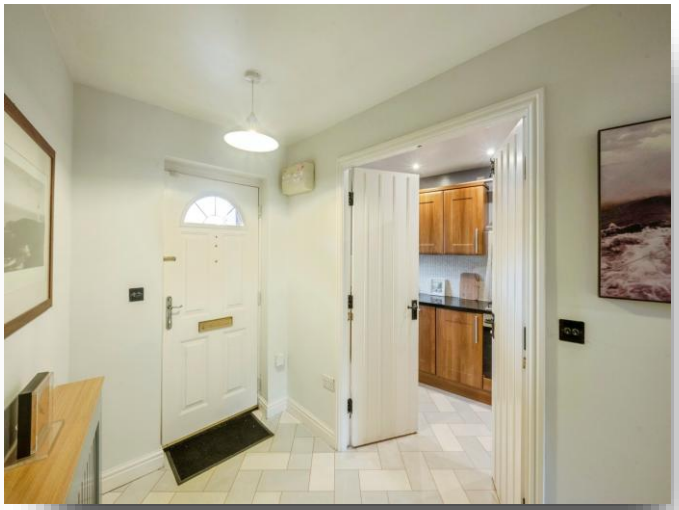






Orchard Mews,Bolton-Upon-Dearne Rotherham S63 8NZ

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welcome to

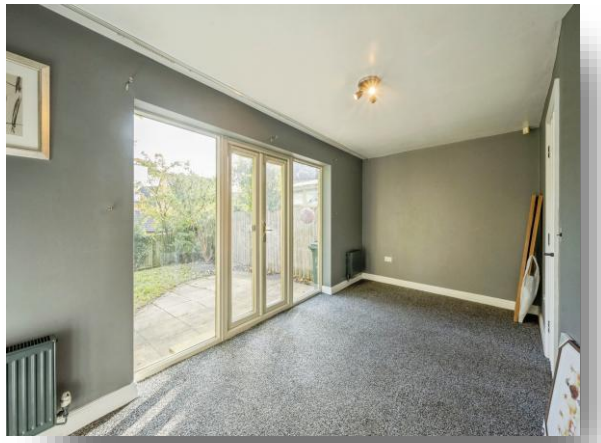
Orchard Mews, Bolton-Upon-Dearne Rotherham

PICK OF THE BUNCH! Spanning an impressive 1,392 sq ft across 3 floors, this spacious 4-bedroom townhouse boasts an en-suite principal bedroom, generous lounge, dining room, rear garden and flexible family living in a sought-after location. Excellent family home - CALL NOW!













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."

Ground Floor:
Entrance Hall
A spacious and welcoming entrance hall accessed via the front door, creating an excellent first impression of the home. Benefiting from a useful understairs storage cupboard, providing practical space for coats, shoes and household essentials, while offering access to the ground floor accommodation.

Downstairs W.C.
A conveniently located ground floor cloakroom fitted with a hand wash basin and WC. Benefiting from a central heating radiator and extractor fan, providing a practical addition to this family home.

Kitchen
A well-appointed kitchen fitted with a range of wall and base units, incorporating a sink and drainer. Integrated appliances include a gas hob, oven and cooker hood, fridge/freezer and dishwasher, with additional space and plumbing for a washing machine. Benefiting from a front-facing window providing natural light and a central heating radiator, this practical space is ideal for everyday family living.

Dining Room
A versatile and well-proportioned reception space, ideal for formal dining, family gatherings or a variety of other uses. Benefiting from French doors opening onto the rear garden, allowing for plenty of natural light, and complemented by two central heating radiators for added comfort.

First Floor:
First Floor Landing
Providing access to the first-floor accommodation. Benefiting from a central heating radiator and a staircase rising to the second-floor landing, enhancing the home's practical layout.

Lounge
A spacious and welcoming lounge featuring a front-facing uPVC window that floods the room with natural light. Benefiting from two central heating radiators, this well-proportioned reception room provides an ideal space for relaxing, entertaining and everyday family living.

Bedroom One
A spacious principal bedroom enjoying an abundance of natural light from two front-facing uPVC windows. Benefiting from fitted wardrobes and drawers providing excellent built-in storage, along with two central heating radiators for added comfort. This impressive room offers ample space for bedroom furnishings, creating a comfortable and relaxing retreat.

En Suite
A well-appointed en suite shower room fitted with a shower cubicle, hand wash basin and WC. Benefiting from a central heating radiator and extractor fan, this convenient space provides added comfort and practicality to the principal bedroom.

Second Floor:
Second Floor Landing
A spacious second-floor landing featuring a useful built-in storage cupboard and a central heating radiator. Providing access to the boarded loft via a pull-down ladder, offering excellent additional storage space. The loft also houses the combi boiler and benefits from fitted shelving, enhancing its practicality and functionality.

Bedroom Three
A well-proportioned bedroom featuring a rear-facing uPVC double glazed window allowing for plenty of natural light and a central heating radiator. Offering versatile accommodation, this room is ideal for use as a bedroom, guest room, nursery or home office.

Bedroom Four
A further well-proportioned bedroom featuring a rear-facing uPVC double glazed window allowing for plenty of natural light and a central heating radiator. Offering flexible accommodation, this room is ideal for use as a bedroom, guest room, nursery or home office.

Bathroom
A well-appointed family bathroom fitted with a bath, hand wash basin and WC. Benefiting from a central heating radiator and extractor fan, the room offers a practical and comfortable space designed to meet the needs of modern family living.

Exterior
To the front of the property is a driveway providing ample off-road parking and leading to the garage, which is fitted with an up-and-over door and benefits from useful storage space within the eaves. To the rear is a low-maintenance enclosed garden, predominantly laid to lawn and complemented by a patio seating area, creating an ideal space for outdoor dining, entertaining and relaxation.

welcome to

Orchard Mews, Bolton-Upon-Dearne
Rotherham

- 4 bed three-storey townhouse. - excellent family home. EPC C. Council Tax C
- Sought-after location - ideally placed for amenities, schools, shops & transport links
- Beautifully presented throughout with stylish finishes
- Downstairs W.C, en-suite & family bathroom
- Driveway & separate garage

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









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120714

The Property Ombudsman

Property Ref:
MXB120714 - 0002

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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