



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Grange Farm Court, Bolton-upon-Dearne, Rotherham, S63 8PB

Offers Over £210,000

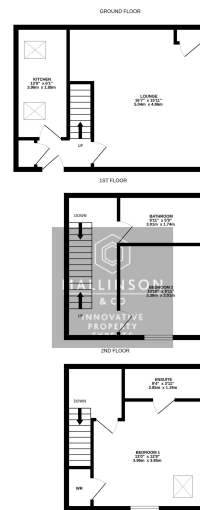
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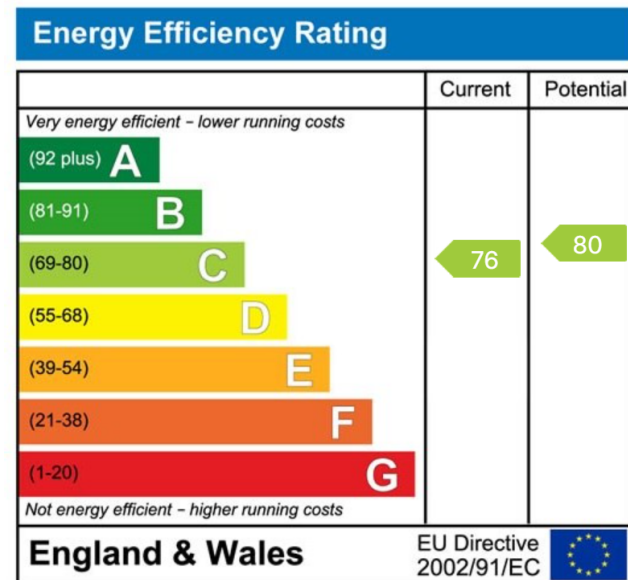
- CHARACTERFUL THREE-STOREY PROPERTY
- ORIGINAL EXPOSED WOODEN BEAMS FEATURES
- LIVING ROOM WITH DINING AREA
- ENCLOSED GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- TWO GENEROUS DOUBLE BEDROOMS
- WELL-EQUIPPED BREAKFAST KITCHEN
- PRINCIPAL BEDROOM WITH EN-SUITE
- TWO OFF-STREET PARKING SPACES
- NO UPPER VENDOR CHAIN



STEP INSIDE AND DISCOVER A HOME WHERE CHARACTERFUL ORIGINAL FEATURES MEET A VERSATILE, MODERN INTERIOR! THIS CHARMING 18th CENTURY GRADE 2 LISTED PROPERTY OFFERS AN APPEALING COMBINATION OF GENEROUS LIVING SPACES, ARRANGED OVER THREE FLOORS. THE PROPERTY PROVIDES A GENEROUS LIVING ROOM AND KITCHEN TO THE GROUND FLOOR, A DOUBLE BEDROOM AND BATHROOM TO THE FIRST FLOOR, WITH THE IMPRESSIVE PRINCIPAL BEDROOM OCCUPYING THE UPPER LEVEL AND BENEFITING FROM ITS OWN EN-SUITE. OUTSIDE, TWO OFF-STREET PARKING SPACES LEAD TO A GATED, SUBSTANTIAL ENCLOSED GARDEN COMBINING PATIO AND LAWN AREAS. A PARTICULARLY APPEALING HOME FOR COUPLES, PROFESSIONALS OR FOR THOSE LOOKING FOR SOMETHING A LITTLE DIFFERENT.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be a precise representation of the actual dimensions of the property. The floorplan is provided for information only and should not be used as a basis for any decision. The floorplan is not intended to be a precise representation of the actual dimensions of the property. The floorplan is provided for information only and should not be used as a basis for any decision.



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