



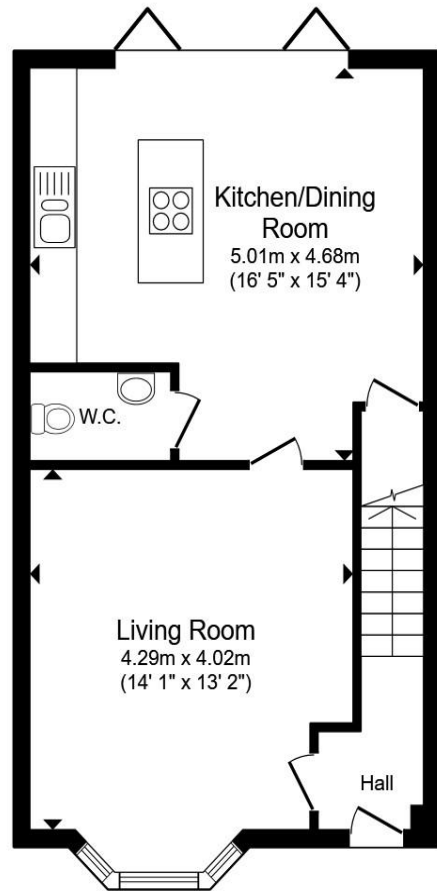
The Woodlands, Bolton-Upon-Dearne Rotherham S63 8FR

welcome to

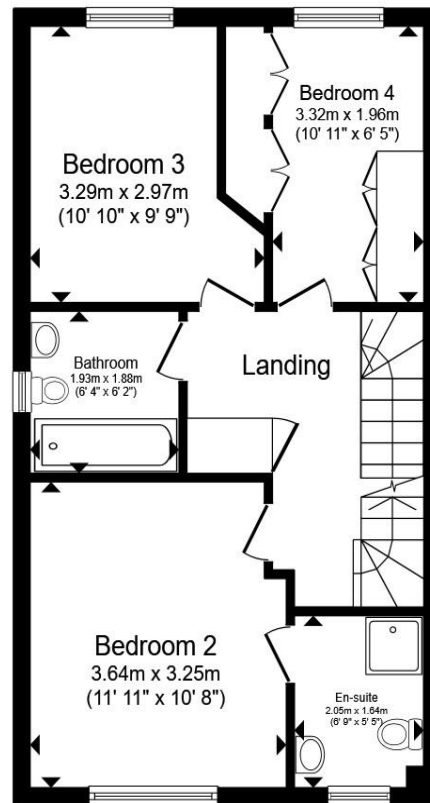
The Woodlands, Bolton-Upon-Dearne Rotherham

ROOTED IN LUXURY! An exceptional 4 bedroom semi-det home set within a prestigious gated development. Beautifully finished throughout with 2 en-suites, stunning family spaces, EV charging, driveway & a beautiful rear garden. This really is the epitome of family living - CALL NOW!

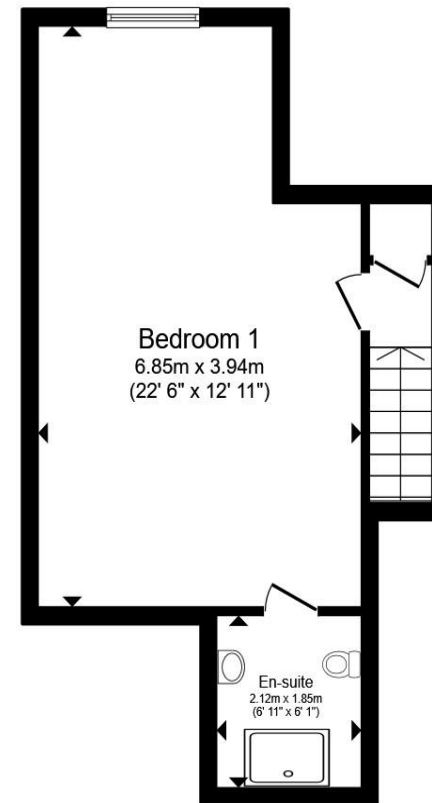




Ground Floor



First Floor



Second Floor

Total floor area 125.3 m² (1,349 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



Agents Note

Agents Note Aml

Ground Floor

Entrance Hall

Lounge

Kitchen / Diner

Downstairs W.C

First Floor

Landing

Bedroom Two

En Suite

Bedroom Three

Bedroom Four

Second Floor

Master Bedroom

En Suite

Outside

welcome to

The Woodlands, Bolton-Upon-Dearne Rotherham

- Spacious 4 bedroom semi-detached. EPC B. Council Tax C
- Prestigious gated residential estate. Excellently placed for local amenities, schools, shops & transport links
- Absolutely stunning throughout. Meticulously finished from top to bottom
- Downstairs W.C, 2 en-suites bedrooms, family bathroom
- Driveway with EV charging point

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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120450



Property Ref:
MXB120450 - 0004

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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