



**Quarry House Thurnscoe Road,Bolton-Upon-Dearne
Rotherham S63 8JW**

welcome to

Quarry House Thurnscoe Road, Bolton-Upon-Dearne Rotherham

HOME IS WHERE THE HEART IS. Situated in this popular location, excellently placed for amenities, schools & transport links, this 2 bedroom cottage style det would make an excellent family home for someone to get their own stamp on. Boasting 2 reception rooms, a garden, drive & NO CHAIN - CALL NOW



Disclaimer

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

Lounge

13' 6" x 12' 3" (4.11m x 3.73m)

The lounge has a central heating radiator, a UPVC double glazed window and an entrance door.

Dining Room

15' 2" x 5' 10" (4.62m x 1.78m)

The dining room has a central heating radiator, a useful storage cupboard and a UPVC double glazed window.

Kitchen

The kitchen has a range of wall and base units with work surfaces housing the inset sink and drainer unit. Also having an electric oven and hob, plumbing for a washing machine, a UPVC double glazed window and a door leading to the rear.

Bedroom One

11' 11" x 13' 4" (3.63m x 4.06m)

Having a UPVC double glazed window, a useful storage cupboard and a central heating radiator.

Bedroom Two

12' 11" x 6' 2" (3.94m x 1.88m)

Presented with a central heating radiator and a UPVC double glazed window.

Bathroom

Comprises of a bath, a W.C & a hand wash basin. There is also a central heating radiator and a UPVC

double glazed window.

Exterior

Driveway & one parking space to the front of the property & a garden to the rear.



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welcome to

Quarry House Thurnscoe Road, Bolton- Upon-Dearne Rotherham

- 2 bedroom detached cottage style detached family home. EPC E, council tax C
- Excellently placed for local amenities, schools, shops & transport links
- Cottage style interior - excellent for someone to make their own
- Spacious accommodation - lounge, dining room & kitchen
- Garden to the rear

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB120678 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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