



Chapel Street

Bolton-On-Deerne, Rotherham, S63 8HY

Price Guide £80,000 - £90,000



- THREE BEDROOM TERRACE PROPERTY
- ENCLOSED REAR GARDEN SPACE
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND A

- NO UPWARD CHAIN
- NEWLY FITTED BOILER (2 YEARS)
- AMPLE ON STREET PARKING
- GCH/DG
- EPC RATING TBC

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Nestled in the charming village of Bolton-On-Dearne, this delightful three-bedroom terrace house on Chapel Street presents an excellent opportunity for both first-time buyers and families alike. With no upward chain, the property is ready for you to move in and make it your own without delay.

The house boasts generous dimensions throughout, providing ample space for comfortable living. Each of the three bedrooms offers a welcoming atmosphere, perfect for relaxation and rest. The property also features an enclosed rear garden, ideal for outdoor activities, gardening, or simply enjoying a quiet moment in the fresh air. Additionally, there is ample on-street parking available, ensuring convenience for you and your guests.

A notable highlight of this home is the newly fitted boiler, which is just two years old, providing peace of mind and energy efficiency for years to come. The popular village location enhances the appeal, offering a sense of community while still being within easy reach of local amenities and transport links.

This property is a wonderful blend of comfort, practicality, and charm, making it a must-see for anyone looking to settle in a friendly and vibrant area. Don't miss the chance to view this lovely home and envision your future in Bolton-On-Dearne.

Living Room

13'10" x 12'08" to 11'01" (4.22m" x 3.86m" to 3.38m")

Via a uPVC front entrance door this opens in to the welcoming living area, having decorative gas fire giving this room not only a focal point but a cosy feel, with neutral décor, aerial point in place, wall mounted radiator and doorway leading to the kitchen/diner.

Kitchen/diner

11'06" x 9'04" to 7'08" (3.51m" x 2.84m" to 2.34m")

The spacious kitchen/diner is the perfect spot to enjoy a cuppa, having an array of wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric hob, with attached breakfast bar, window looks into rear porch/lean to, wall mounted radiator, with door leading to cellar, opening with stairs to first floor and further open arch way to inner hall.

Hall

Hall having built in airing cupboard for storage and doors leading to bathroom as well as rear porch.

Bathroom

6'02" x 5'06" (1.88m" x 1.68m")

Perfect spot to relax and unwind the bathroom comprises of low flush WC, corner wash hand basin with side storage area and bath with electric shower over, having splash back tiles to walls, uPVC frosted window to the rear and wall mounted radiator to finish.

Rear Porch / Lean To

9'06" x 5'07" (2.90m" x 1.70m")

This added bonus of space has space and plumbing for washing machine as well as under counter fridge/freezer if needed, having power and lighting with window as well as door leading out to the rear.

Landing

From the roomy landing a further staircase rises to attic room, all doors on this floor lead to bedroom

one and two.

Bedroom One

11'06" x 10'09" (3.51m" x 3.28m")

The generously sized master bedroom comprises of built in wardrobes, draws and cupboard providing that extra storage we all crave, with wall mounted radiator and uPVC facing the front to finish.

Bedroom Two

11'08" x 9'05" (3.56m" x 2.87m")

Further good sized bedroom, again having built in wardrobes providing storage space, a further built in cupboard houses the newly fitted combi boiler, decorated in neutral tones with wall mounted radiator and uPVC window to the rear.

Attic Room

10'07" x 11'10" to 10'11" (3.23m" x 3.61m" to 3.33m")

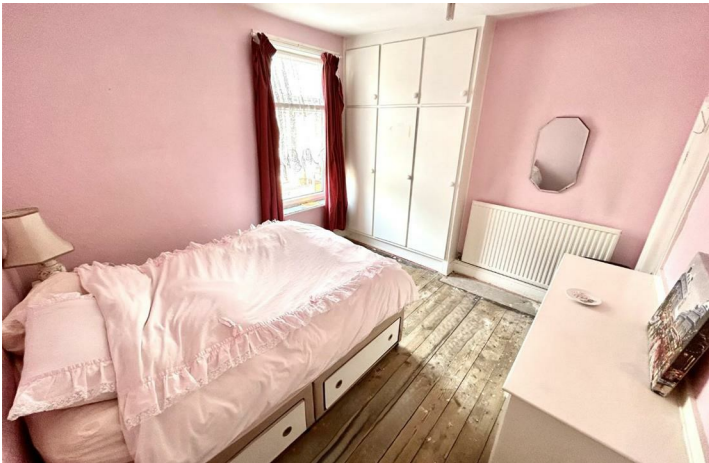
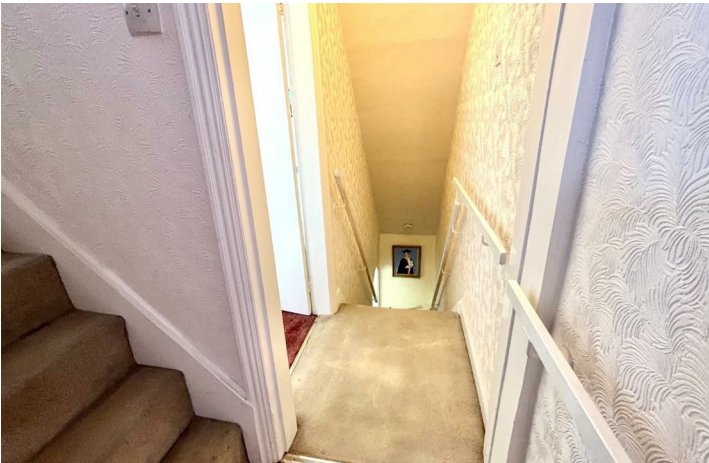
The spacious third bedroom is located in the attic space, decorated in neutral tones with laminate to floor and built in shelves for storage, uPVC window to the rear, wall mounted radiator and further door opens to storage cupboard with further shelving in place, this then opens to vast storage in the eaves.

Exterior

The front of this property offers ample on street parking for you and guests with a bricked yard area giving access to the front entrance.

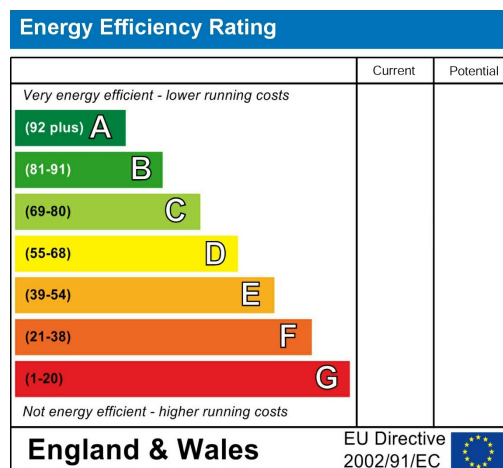
At the rear is a fully enclosed rear garden space, mainly paved for low maintenance and ideal for seating during the warmer months, a raised bed of wild flowers are then planted to add a splash of colour and a wooden built storage shed sits to the back.

Floorplan





Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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