

HUNTERS[®]

HERE TO GET *you* THERE



The Green

Bolton Upon Dearne, S63 8HL

Guide Price £110,000 - £120,000



Council Tax: A



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ENTRANCE HALL

Stepping through a uPVC front entrance door leads you into this captivating property. With staircase rising to first floor landing, carpet flooring with wall mounted radiator and doorway leading into the living room.

LOUNGE

15'4" x 13'6" narrowing to 12'4" (4.67 x 4.11 narrowing to 3.76)

A sleek and polished living space filled with plenty of natural sources of light through a large uPVC window to the front. Benefiting of modern electric wall mounted fire giving this room not only a focal point but a cosy feel, stylishly decorated with laminate flooring, aerial and telephone point, wall mounted radiator, doorway leading to the kitchen/diner with a further doorway leading to under stairs storage.

KITCHEN DINING ROOM

15'4" x 10'8" narrowing to 7'5" (4.67 x 3.25 narrowing to 2.26)

A modern and well presented kitchen with an array of wall and base units adding storage, complimentary work surface over with stainless steel sink, drainer and matching mixer tap, space for free standing cooker with extractor fan over, recess and plumbing for washing machine, splash back tiles to walls and uPVC window to the rear filling this room with natural light. Door leading to large storage cupboard with open door leading to rear hall. Plenty of space for dining furniture creating the perfect room for sitting and enjoying family meals.

HALL

Doors leading to downstairs WC and enclosed rear garden.

DOWNSTAIRS WC

3'11" x 2'5" (1.19 x 0.74)

Handy addition to any busy household. Comprising of WC and frosted uPVC window to the rear.

LANDING

Landing having uPVC window to the side elevation and doorways leading to both bedrooms and family bathroom.

BEDROOM ONE

11'8" x 15'4" narrowing to 14'1" (3.56 x 4.67 narrowing to 4.29)

An exquisite master bedroom boasting plenty of space providing the extra storage space we all crave, stylish décor, carpet flooring, wall mounted radiator and large front facing uPVC window allowing natural sources of light. Handy storage cupboard located in the corner.

BEDROOM TWO

11'8" x 9'10" narrowing to 8'8" (3.56 x 3.00 narrowing to 2.64)

Bright and airy second bedroom. Comprising of carpet flooring, wall mounted radiator and uPVC window overlooking the rear garden.

BATHROOM

8'7" x 8'5" (2.62 x 2.57)

A beautifully presented partially tiled bathroom in calming tones with four piece suite. Comprises of corner shower, white ceramic sink, low flush WC and white panelled bath. UPVC frosted window to the rear, tall vertical wall mounted radiator with extra bonuses of spot lighting.

GARAGE

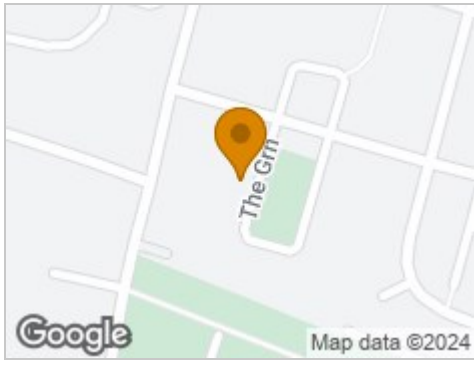
Detached garage at the rear providing secure off road parking or further storage.

EXTERIOR

Entering on to this amazing property land, The extensive garden is the piece de resistance of this property. Having a detached garage at the rear providing off road parking aswell as having well maintained mainly laid to lawn area, with a sizeable slabbed patio area to the rear perfect for entertaining in the summer months. Surrounding by wooden fencing and small trees creating splashes of colour to your view as well as providing privacy. To the front of the property is great kerb appeal, comprising of a enclosed front garden area with beautiful plants and shrubs. Slabbed driveway leading down the side of the property leading to the rear garden.



Road Map



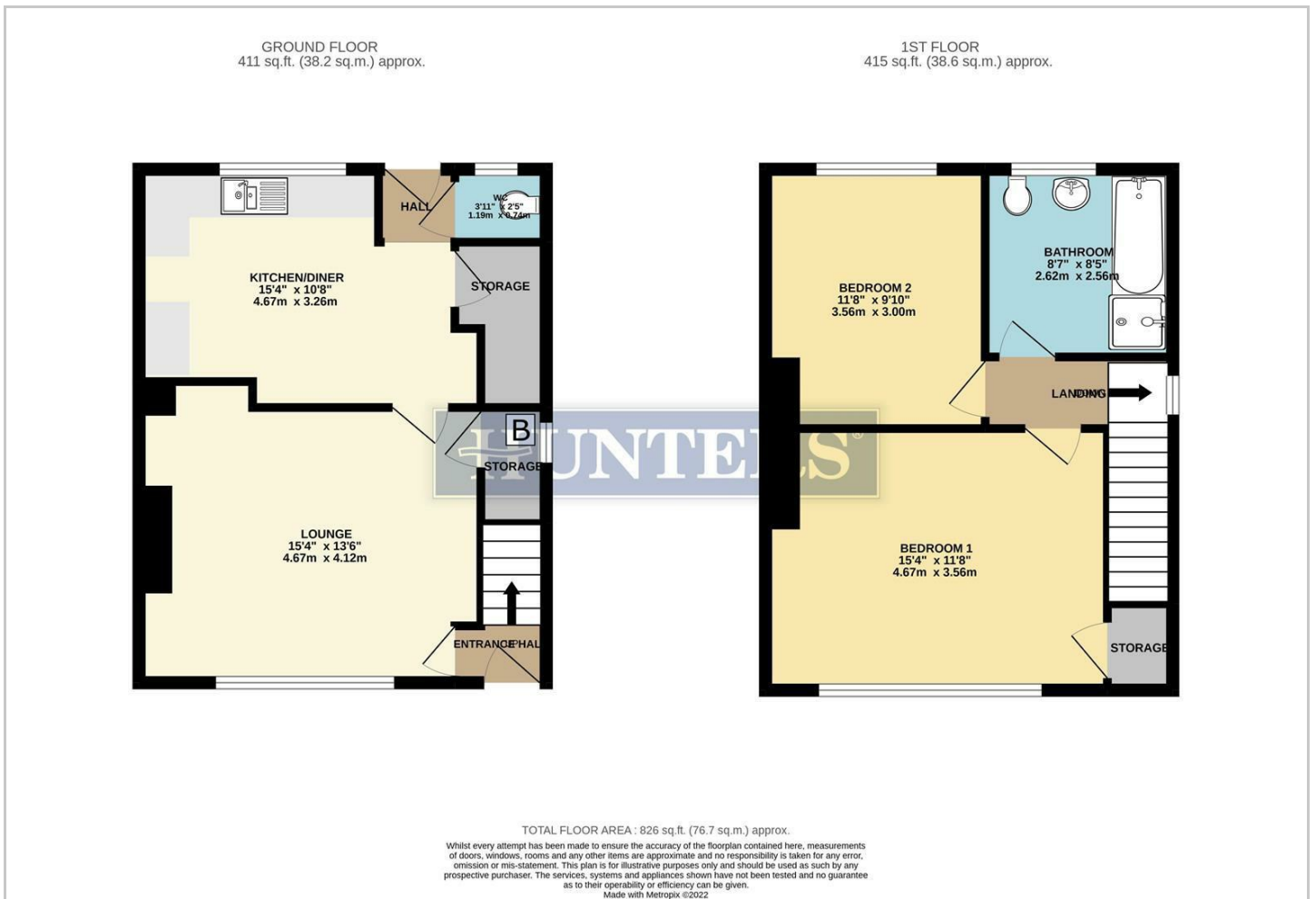
Hybrid Map



Terrain Map



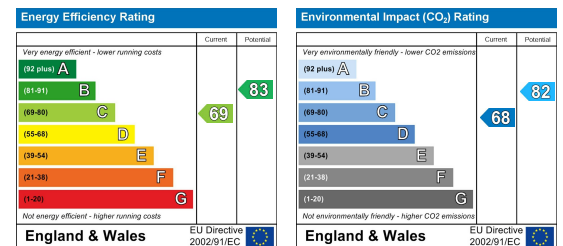
Floor Plan



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.

Energy Efficiency Graph



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.