

HUNTERS®

HERE TO GET *you* THERE



Park Crescent

Bolton Upon Dearne, S63 8NU

Guide Price £175,000 to £185,000



Council Tax: A



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ENTRANCE HALL

Stepping through a composite front entrance door, leads you into this captivating, newly renovated property, greeted by a fresh and welcoming entrance hall providing plenty of room to take off those winter muddy shoes, neutral décor with staircase rising to the first floor landing, high gloss grey tiled flooring for easy clean with designer radiator to wall and doorways leading to the kitchen, WC and living area.

KITCHEN

11'08" x 7'11" (3.56m" x 2.41m")

A beautiful newly fitted family kitchen, offering array of wall and base units in grey providing plenty of storage space, complimentary work surfaces over, with built in four ring gas hob, extractor fan over, integrated electric oven with microwave above, dark coloured sink, drainer with matching mixer tap, integrated white goods including washing machine, dish washer and fridge freezer, neutral décor, high gloss grey tiled floor with decorative orange glass splash back to wall and uPVC window to the front finish this room.

DOWNSTAIRS WC

4'5" x 5'1" (1.35 x 1.55)

A handy addition to any household, the roomy space comprises of low flush WC, wash hand basin with under storage, tiled floor, wall mounted radiator and uPVC frosted window to the front.

LIVING ROOM

15'08" x 12'10" (4.78m" x 3.91m")

A sleek and polished living space filled with plenty of natural sources of light through uPVC window and opening leading into the orangery, the living room is the real hub of the home and the perfect spot for

family time, newly refurbished with light wooden flooring, neutral décor, decorative dropped spot lights for that home cinema feel and designer wall mounted radiator, aerial point in place with door opening to under stairs storage cupboard.

ORANGERY

9'04" x 9'08" (2.84m" x 2.95m")

This fantastic addition really adds the wow factor to this home, newly built with neutral décor, wooden flooring, uPVC windows and French doors looking over the rear garden and sky light filling this room with natural light, ideal spot to entertain family and friends.

LANDING

The spacious layout continues, from landing doors lead to all three bedrooms, shower room and large storage cupboard.

BEDROOM ONE

15'7" x 9'4" narrowing to 5'1" (4.75 x 2.84 narrowing to 1.55)

A generous sized master bedroom with fitted wardrobes providing that extra storage we all crave, stylish décor with two uPVC windows to the front elevation letting in natural sources of light with wall mounted radiator to finish the space.

BEDROOM TWO

9'4" x 8'6" (2.84 x 2.59)

A further double bedroom boasting neutral décor, large uPVC window to the rear looking out to the stunning views of roaming fields and wall mounted radiator to finish the room.

BEDROOM THREE/OFFICE

6'0"x 8'3" (1.83x 2.51)

Bright and airy third bedroom or office space as currently used, neutral décor with all mounted radiator and uPVC window to the rear again giving stunning views.

SHOWER ROOM

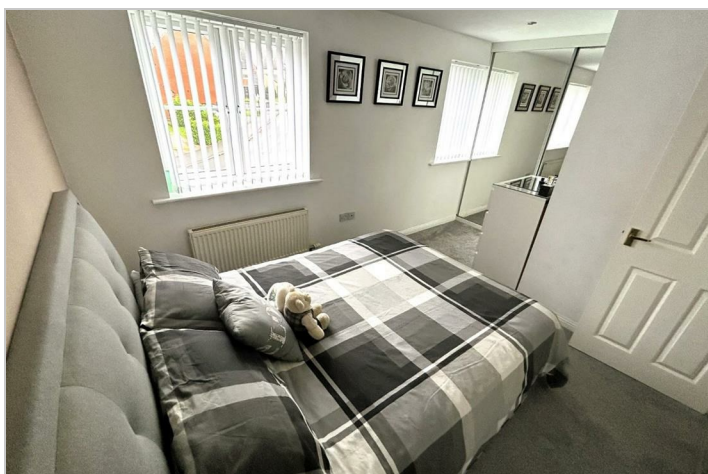
6'2" x 6'3" (1.88 x 1.90)

The newly refurbished shower room is the perfect spot to relax and unwind, comprising of low flush WC, wash hand basin with under storage and double shower having rainfall shower head, tiled walls for easy clean, chrome heated towel rail and uPVC frosted window to the side.

EXTERIOR

To the rear of the property is a fully enclosed, well maintained, sun trap garden being south facing, mainly laid to lawn, with a sizeable decked patio area perfect for entertaining in the summer months, raised flower beds to borders with established plants and shrubs adding a splash of colour, hidden gem of a wooden built storage shed, and surrounded by high fencing adding plenty of privacy.

To the front of the property is a small well maintained lawn area with pathway leading to the front entrance door and an extensive driveway leading down the side of the property.



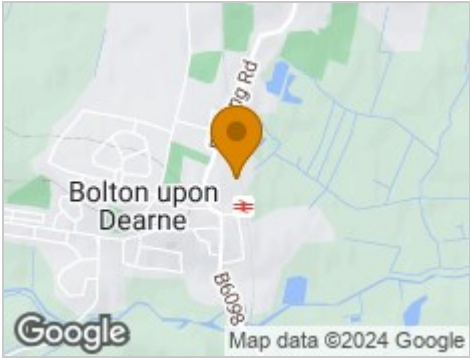
Road Map



Hybrid Map



Terrain Map



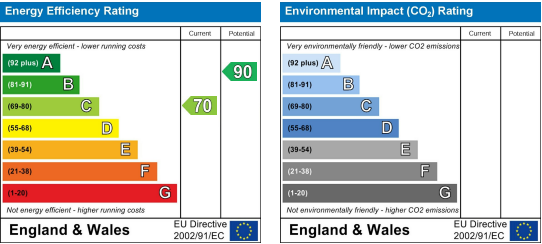
Floor Plan



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.