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Prior Way

Bolton Upon Dearne, S63 8FA

Offers In The Region Of £160,000



- TWO BEDROOM SEMI DETACHED PROPERTY
- SOUGHT AFTER PLOT WITH VIEWS
- BEAUTIFUL ENCLOSED REAR GARDEN
- DOWNSTAIRS WC
- EPC RATING: B
- GENEROUS DIMENSIONS
- OFF ROAD PARKING
- MODERN FIXTURE AND FITTINGS
- FREEHOLD
- COUNCIL TAX BAND: A

Tel: 01709 894440

Prior Way

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Offers In The Region Of £160,000



Nestled in the desirable area of Prior Way, Bolton Upon Dearne, this charming two-bedroom semi-detached house offers a perfect blend of comfort and modern living. As you approach the property, you will be greeted by a convenient driveway, providing ample parking space.

Upon entering, you will find a welcoming entrance hall with a convenient downstairs wc, with further reception room that leads seamlessly into the heart of the home. The property boasts two generously sized double bedrooms, each equipped with built-in storage, ensuring that space is maximised and clutter is kept at bay. The layout is thoughtfully designed, making it ideal for both individuals and small families.

The house features a newly landscaped garden, complete with a delightful patio area, offers a perfect spot for outdoor relaxation or entertaining guests. Whilst the front provides serene views over the fields to the front.

Situated in a sought-after location, this property is just a short stroll from a nearby park, providing an excellent opportunity for leisurely walks or family outings. The combination of its modern amenities and picturesque surroundings makes this home a truly appealing choice for those looking to settle in a vibrant community.

In summary, this semi-detached house on Prior Way is not just a property; it is a place where comfort meets convenience, making it an excellent opportunity for anyone seeking a new home in Rotherham.

Entrance Hall

5'02" x 3'05" (1.57m" x 1.04m")

Through a olive coloured composite door with a glass insert leads into a roomy entrance hall, offering a great cloakroom space, comprising wall mounted radiator with internal doors leading to downstairs WC and living room.

WC

5'02" x 2'03" (1.57m" x 0.69m")

A handy addition to any busy household, comprising low flush WC, wall mounted hand basin, wall mounted radiator and uPVC frosted window to the side elevation.

Living Room

13'09" x 12'04" (4.19m" x 3.76m")

A light and airy living space, drenched in natural light through uPVC windows to the front and side. With tasteful décor, wall mounted radiator, carpet flooring, aerial point and telephone point and modern media wall creating a great focal point to the room. Stairs rise to first floor landing and a further door then leads to kitchen/diner.

Kitchen/Diner

12'02" x 10'11 (3.71m" x 3.33m)

A stunning kitchen/diner, creating a great social space for any family, offering a beautiful white kitchen with an array of wall and base units providing plenty of storage space, contrasting wood effect work surfaces, built in four ring stainless steel gas hob and electric oven with extractor fan over, stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine and space for tall fridge freezer. Plenty of room for a dining room table, with extra bonus of storage cupboard located to the side. Wall mounted radiator, uPVC window and uPVC door leading out to the enclosed rear garden.

Landing

Landing having carpet flooring with access to loft hatch and all doors leading to bedrooms and bathroom.

Bedroom One

12'04" x 10'06" (3.76m" x 3.20m")

A generously sized, well presented master bedroom with plenty of space for extra furniture, neutral décor, carpet flooring, wall mounted radiator and uPVC front facing window.

Bedroom Two

12'02" x 8'10" (3.71m" x 2.69m")

A further good sized double bedroom comprising beautiful décor, wall mounted radiator and uPVC rear facing window, added bonus of door leading to built in cupboard adding that extra storage we all crave.

Bathroom

5'06" x 5'03" (1.68m" x 1.60m")

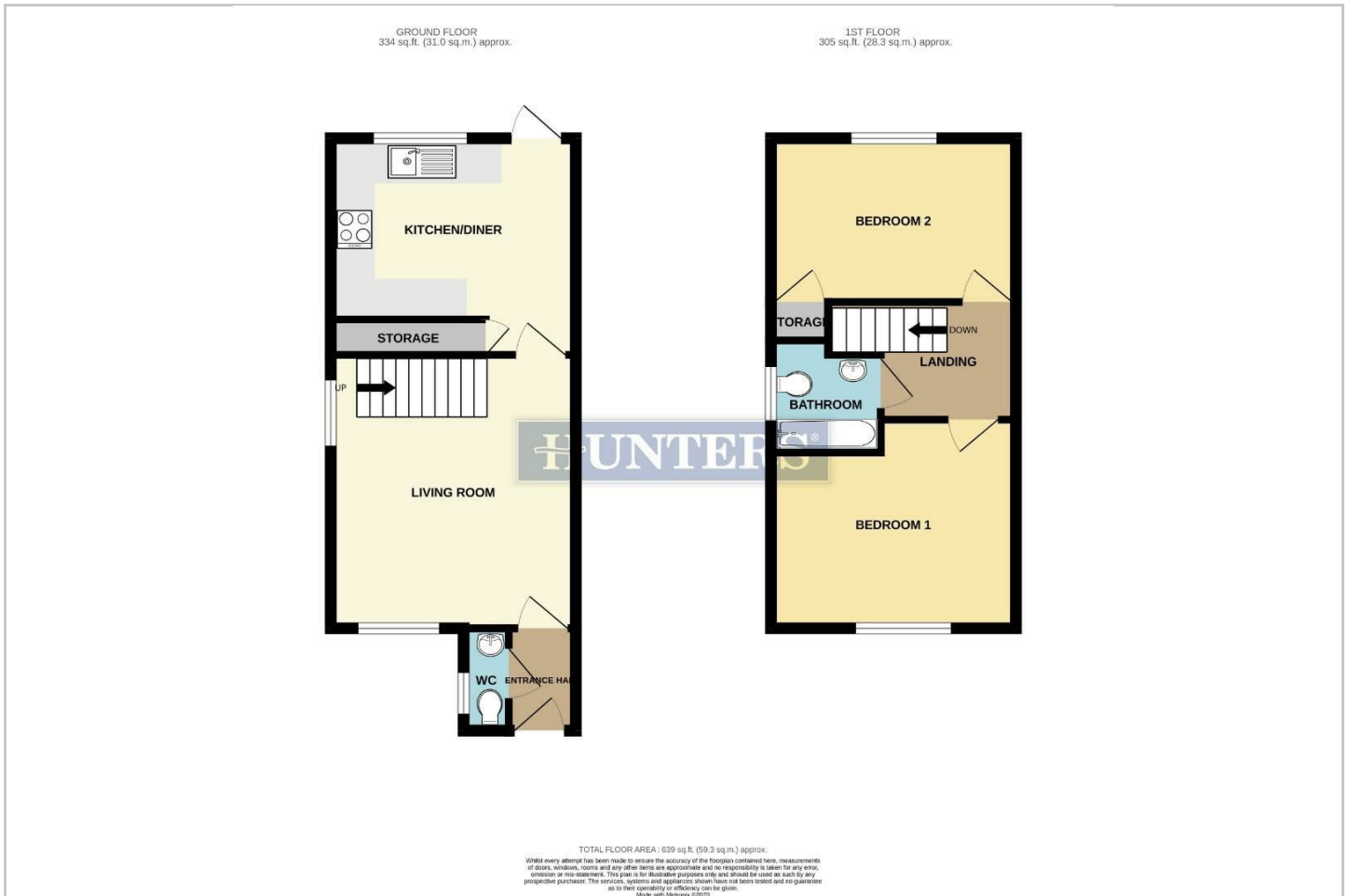
Family sized bathroom great space to relax and unwind, with white three piece suite, comprising panelled bath with shower over, low flush WC, and wash hand basin. Splash back decorative tiling with wall mounted radiator and frosted uPVC window to the side elevation finish this room.

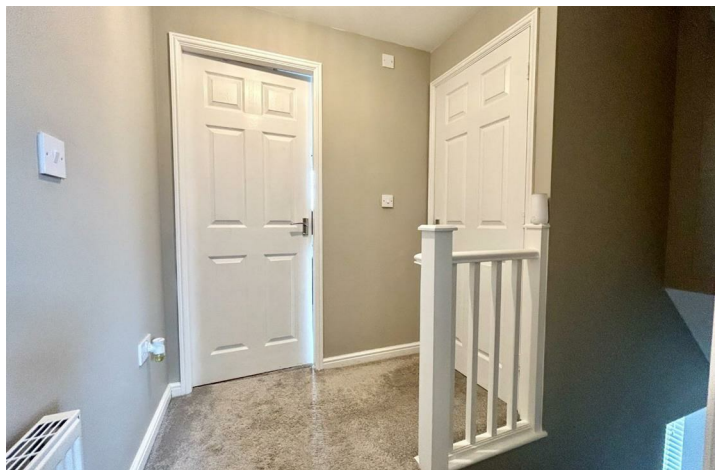
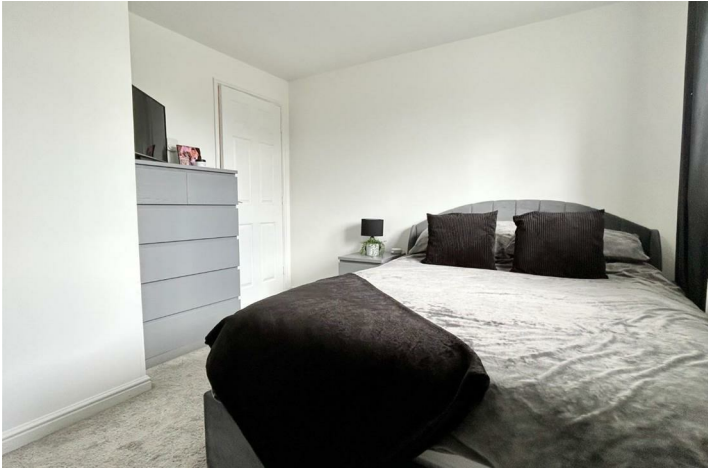
Exterior

To the front of the property stands a well maintained tar mac driveway offering ample off road parking, partly laid to lawn with pathway leading to the front entrance and gateway leading to the rear if needed, views to the front are why this property is sought after, not only do you have a park your children can play in safely facing you, this property gives you views over the roaming fields of Bolton and Adwick.

To the rear of the property is a newly landscaped enclosed garden, mostly laid to lawn with a patio area making this an ideal place for seating in the summer months.

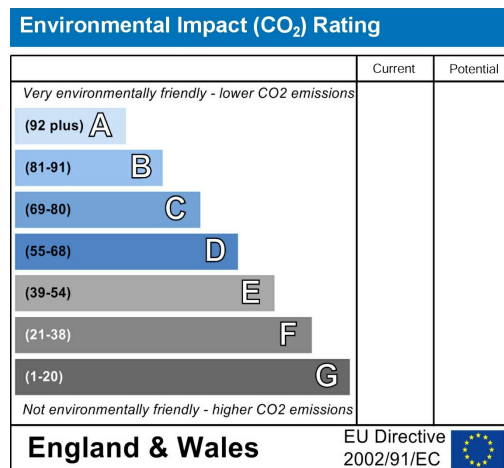
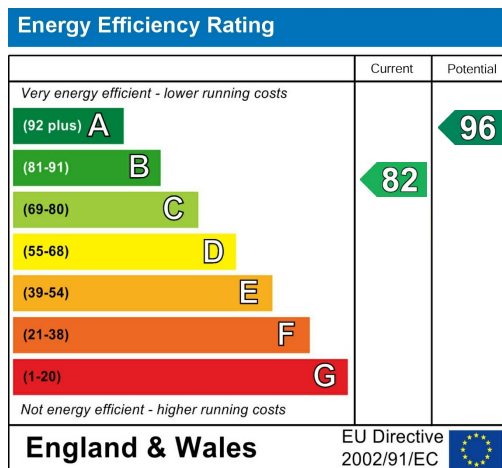
Floorplan







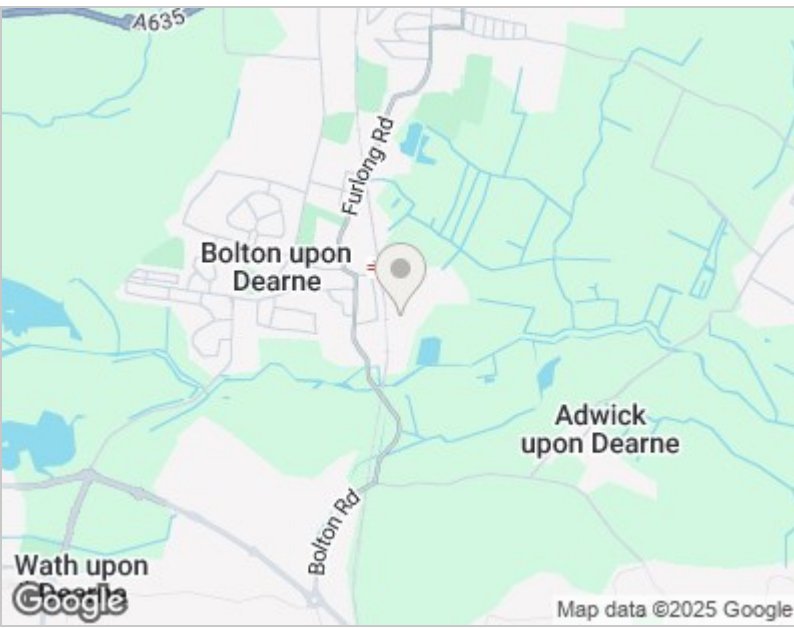
Energy Efficiency Graph



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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