

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Garbutt Street

Bolton-upon-Dearne, S63 8LZ

Guide Price £70,000 - £80,000



- TWO BEDROOM MID TERRACE
- TWO DOUBLE BEDROOMS
- AMPLE ON STREET PARKING
- FRESHLY DECORATED THROUGHOUT
- COUNCIL TAX BAND: A
- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING E

Tel: 01709 894440

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CALLING ALL FTB AND INVESTORS ALIKE, TAKE ALOOK ROUND THIS SPACIOUS AND WELL PRESENTED TWO BEDROOM MID TERRACE PROPERTY LOCATED IN THE VILLAGE OF BOLTON UPON DEARNE. Boasting no upward chain, ample on street parking with generous dimensions throughout. Close to all local amenities with Wath, Goldthorpe and Mexborough a short distance away offering super markets, local business and public houses, surrounded by reputable schools, good commute location either via road or rail to Rotherham, Barnsley, Doncaster and Sheffield while also being within easy reach of the A1 and M1 making this an ideal spot for any buyer. Property briefly comprises of living room, kitchen/diner, two bedrooms and bathroom. VIEWINGS ARE A MUST!!

### Entrance Hall

Via a white uPVC entrance door this leads into the roomy hall, ideal for coats and shoes, with staircase rising to first floor landing, wall mounted radiator and door leading to the living room.

### Living Room

14'01" x 10'08" (4.29m" x 3.25m")

Bright and airy living space, decorated in neutral tones and having newly fitted carpet, with decorative fire place giving this room a focal point, wall mounted radiator and uPVC window to the front with door opening into the kitchen/diner

### Kitchen / Diner

12'08" x 13'11" (3.86m" x 4.24m)

Spacious Kitchen/diner making this a great room to entertain in with plenty of space for a dining table, the kitchen comprises an array of wall and base units providing storage, contrasting work surface over with stainless steel sink, drainer and matching mixer tap, space and plumbing for washing machine with electric oven and hob, extractor fan over, splash back tiles to walls, uPVC window to the rear, newly fitted lino, wall mounted radiator, door leading to under stair storage and further uPVC rear door.

### Landing

From landing all doors lead to bedrooms and bathroom.

### Bedroom One

14'01" x 1'08" (4.29m" x 0.51m")

Generously sized master room with built in cupboard adding that extra storage we all crave and housing the property's combi boiler, neutral décor with carpet flooring, wall mounted radiator and uPVC window to the front.

### Bedroom Two

12'10" x 8'02" (3.91m" x 2.49m")

Another good sized double room, again neutral décor with carpet flooring, wall mounted radiator and uPVC window to the rear.

### Bathroom

8'08" x 5'07" (2.64m" x 1.70m")

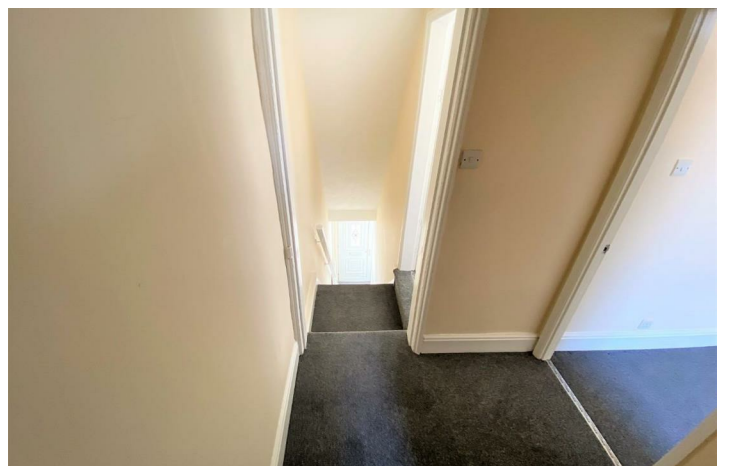
The roomy bathroom is the perfect place to relax, having three piece suite in white, comprising of low flush WC, pedestal wash hand basin and bath, splash back tiles to walls, with newly fitted lino, wall mounted radiator and frosted uPVC window to the rear.

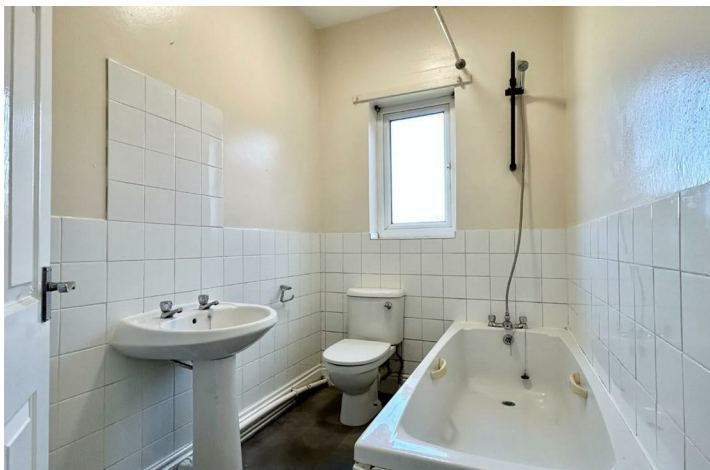
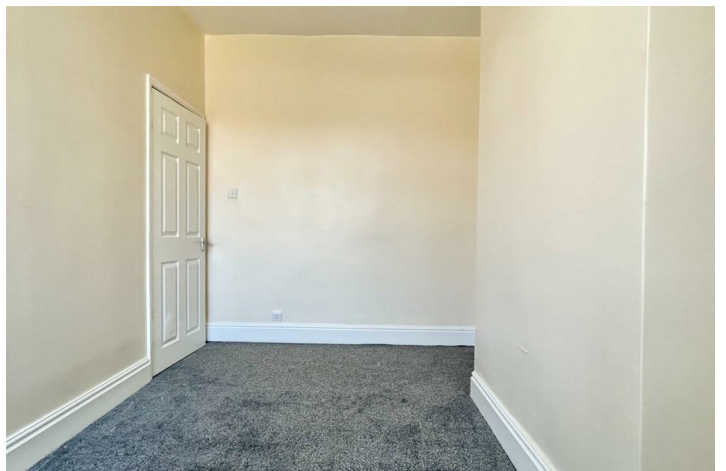
### Exterior

To the front of the property is ample space for on road parking with access to front entrance.

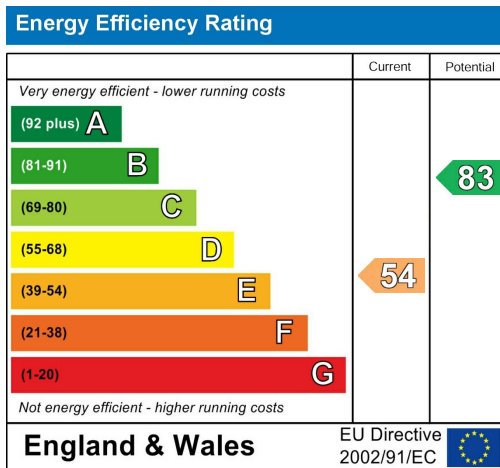
To the rear is a fully enclosed garden/yard with opportunities to do what you want with, having fencing and gate, this is a great space for seating in the summer months.

Floorplan





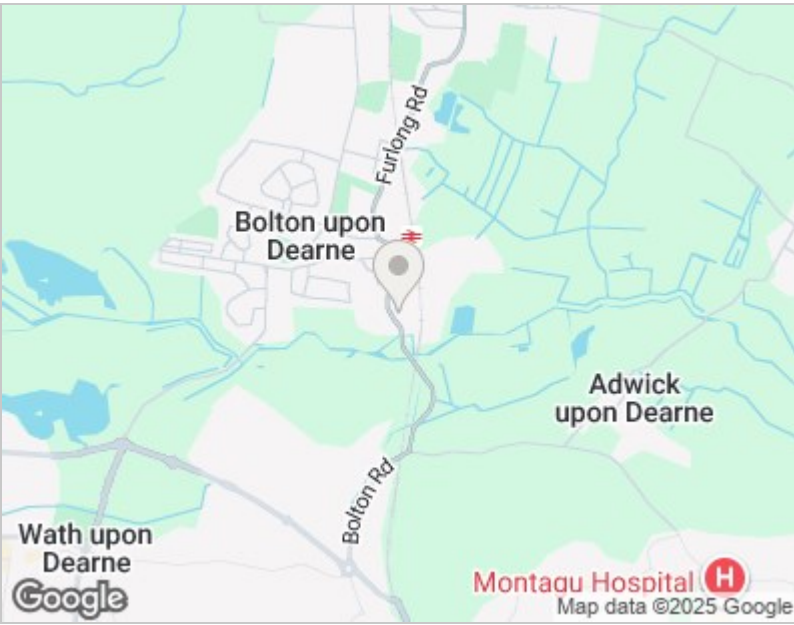
## Energy Efficiency Graph



## 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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