



## Chapel Street

Bolton-Upon-Dearne, Rotherham, S63 8HY

Guide Price £110,000 - £120,000



- TWO BEDROOM TERRACE PROPERTY
- NEW KITCHEN DONE 2025
- MODERN FIXTURE AND FITTINGS
- SPACIOUS REAR GARDEN
- EPC RATING E

- NEW ROOF
- GENEROUS DIMENSIONS THROUGHOUT
- AMPLE ON STREET PARKING
- GCH / DG
- COUNCIL TAX BAND A

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Nestled in the charming area of Chapel Street, Bolton-Upon-Dearne, Rotherham, this delightful two-bedroom terraced house offers a perfect blend of modern living and convenience. Spanning an impressive 947 square feet, the property boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

Recently enhanced with a new roof and a contemporary kitchen added in 2025, this home is designed for comfort and ease. The modern fixtures and fittings throughout the property ensure a stylish and functional living environment. The generous dimensions of the rooms create a welcoming atmosphere, making it an ideal choice for families or professionals alike.

The low-maintenance rear garden is perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. Additionally, the property is situated on a quiet dead-end road, offering ample on-street parking for residents and guests.

Convenience is at your doorstep, as this home is located close to all local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. Furthermore, the property benefits from a good commute location, making it an excellent choice for those who travel for work.

In summary, this two-bedroom terraced house on Chapel Street presents a wonderful opportunity for anyone seeking a modern, low-maintenance home in a well-connected area. Don't miss the chance to make this lovely property your own.

## Living Room

12'2" x 15'7" (3.71m" x 4.75m")

Step into the light and airy living space via a composite front door, decorated in neutral tones with decorative open original fire place giving this room not only a focal point but a cosy feel, making this a place to enjoy nights in with the family, staircase rises to first floor, having wall mounted radiator, uPVC window to the front and aerial point in place, door then opens to the kitchen/diner

## Open Plan Kitchen/Diner

12'8" x 12'3" (dining) 8'3" x 6'8" (kitchen) (3.86m" x 3.73m" (dining) 2.51m" x 2.03m" (kitc)

What was once two separate areas this newly fitted kitchen flows through making this now an open plan kitchen/diner and the real hub of the home, a sleek well designed kitchen having an array of wall and base units providing storage, contrasting work surface over with matching island to the centre, providing the ideal spot to entertain family while also being functional with the integrated induction hob and built in extractor, having stainless steel sink, drainer and matching mixer tap, integrated electric oven and microwave as well as integrated fridge/freezer and dishwasher, space and plumbing for washing machine, with wall mounted radiator, home to the combi boiler as well as having two uPVC windows to the rear and uPVC door opening to the back garden, a further internal door then opens to stairs leading to cellar providing even more storage space.

## Landing

The roomy landing is tastefully decorated, having wall mounted radiator and all doors leading to bedrooms and bathroom.

## Bedroom One

12'2" x 12'3" (3.71m" x 3.73m")

Generously sized master bedroom, having built in wardrobes as well as cupboard providing that extra storage we all crave, decorated in neutral tones with original decorative fireplace giving this room a focal point, uPVC window to the front and wall mounted radiator finishes this space.

## Bedroom Two

10'9" x 8'07" (3.28m" x 2.62m")

Further good sized double bedroom again with fitted wardrobes providing storage, decorated in neutral tones with wall mounted radiator and uPVC window to the rear.

## Family Bathroom

8'3" x 6'7" (2.51m" x 2.01m")

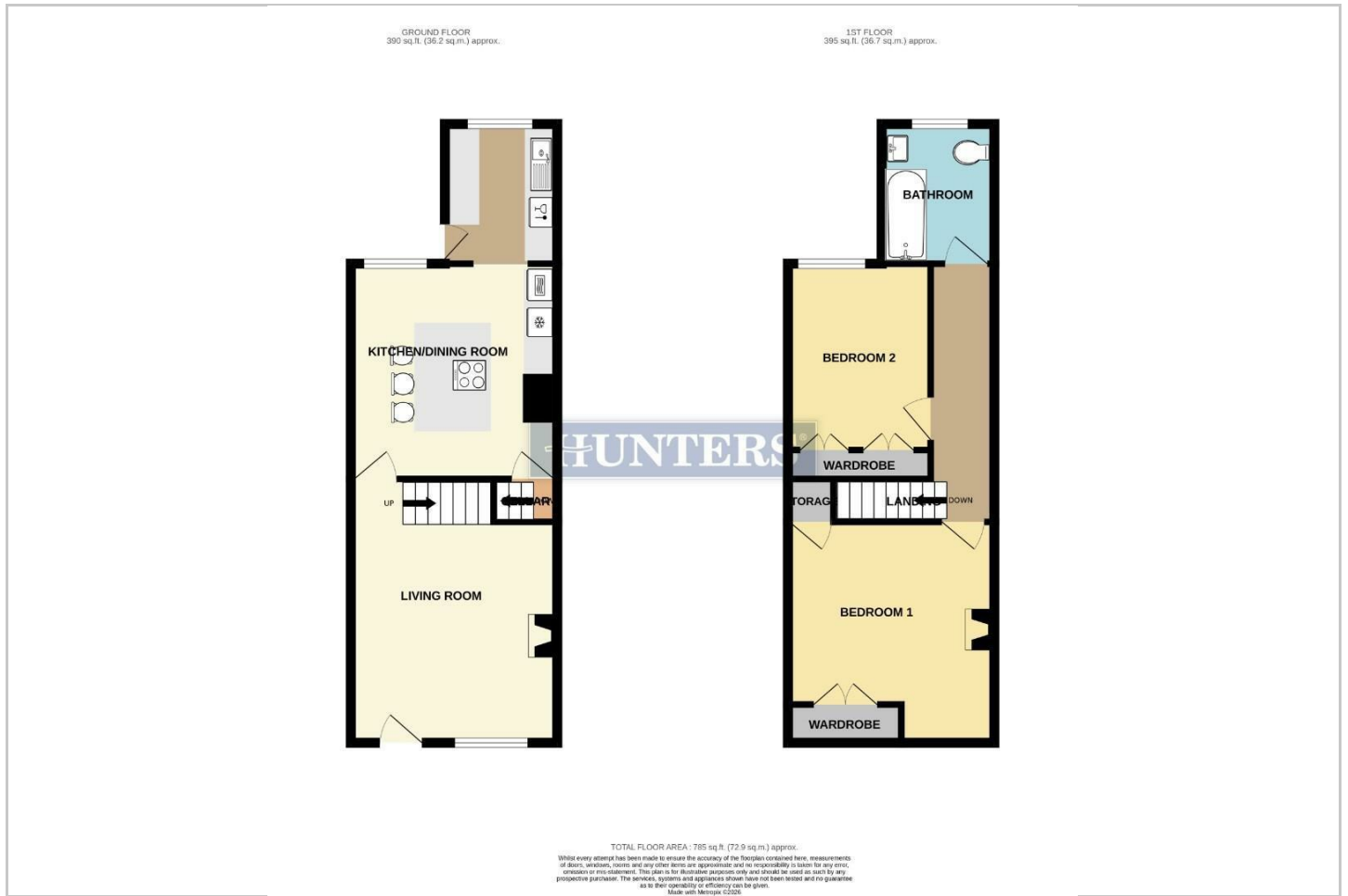
Perfect spot to relax and unwind the family bathroom comprises of low flush WC, pedestal wash hand basin and bath with electric shower over and screen in place, designer wall mounted radiator and frosted uPVC window to the rear.

## Exterior

The front of this home offers ample on street parking for you and guests and with it been a closed end road no through traffic making the properties on this street more private, steps then lead to front entrance.

To the rear is a low maintenance garden, currently paved with decorative centre with steps leading to a decked area, ideal for seating and enjoying the warmer months, this then leads to an enclosed paved rear with brick built storage unit with access to power if needed.

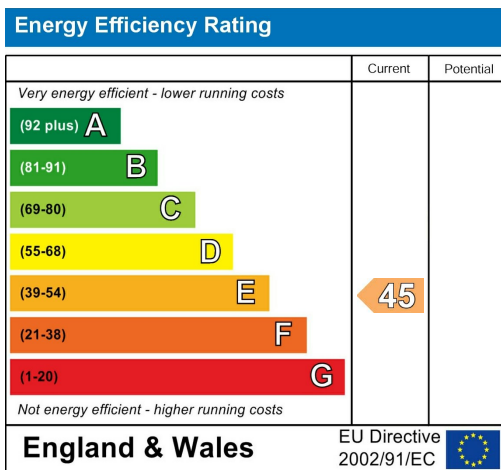
# Floorplan







### 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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN  
Tel: 01709 894440 Email: [dearnevally@hunters.com](mailto:dearnevally@hunters.com)  
<https://www.hunters.com>

