



## The Green

Bolton-Upon-Dearne, Rotherham, S63 8HN

Guide Price £135,000 - £140,000



- TWO BEDROOM END TERRACE PROPERTY
- EXQUISITE DECOR
- GENEROUS DIMENSIONS THROUGHOUT
- 2 YEAR OLD COMBI BOILER
- EPC RATING: D
- LARGE REAR GARDEN
- GREAT COMMUTE LOCATION
- DOWNSTAIRS WC
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

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Nestled in the sought-after area of Bolton-Upon-Dearne, Rotherham, this splendid two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property is set on a generous corner plot, offering a large delightful garden space at the rear, perfect for outdoor relaxation or entertaining.

Upon entering, you are greeted by a welcoming Entrance Hall that leads to a spacious Lounge, ideal for unwinding after a long day. The well-appointed Kitchen/Diner provides a modern space for family meals and gatherings, while the convenient downstairs WC adds to the practicality of the layout. The first floor features two generously sized double bedrooms, including a stunning master bedroom that boasts ample storage and tasteful décor throughout. The family bathroom is also well-designed, fitted with four piece suite catering to all your needs.

This home is not only aesthetically pleasing but also functional, with modern fixtures and fittings that enhance everyday living. The property benefits from a two-year-old boiler, ensuring efficient heating and comfort during the colder months. Additionally, new fencing at the rear adds to the privacy and security of the garden area.

Conveniently located, the property is close to local amenities and reputable schools, making it an ideal choice for families. Excellent public transport links and easy access to the A1 and M1 make commuting a breeze.

Viewings are highly recommended to fully appreciate the charm and potential of this delightful home. Don't miss the chance to make this property your own.

## ENTRANCE HALL

Stepping through a pink uPVC front entrance door leads you into this captivating property. Having wall mounted radiator with staircase rising to first floor landing and doorway leading into the lounge area.

## LOUNGE

15'04 x 12'06 (4.67m x 3.81m)

A sleek and polished living space filled with plenty of natural sources of light through a large uPVC window to the front. Benefiting of stylish décor with wooden flooring, aerial and telephone point, wall mounted radiator and doorway leading to the kitchen/diner with a further doorway leading to under stairs storage.

## KITCHEN DINING ROOM

15'04 x 10'07 (4.67m x 3.23m)

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 doorway 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

2'07 x 4'00 (0.79m x 1.22m)

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

## LANDING

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

## BEDROOM ONE

15'03 x 11'06 (4.65m x 3.51m)

An exquisite master bedroom boasting plenty of space providing the extra storage space we all crave. Benefitting from splendid 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

8'11 x 11'07 (2.72m x 3.53m)

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

## BATHROOM

9'04 x 8'03 (2.84m x 2.51m)

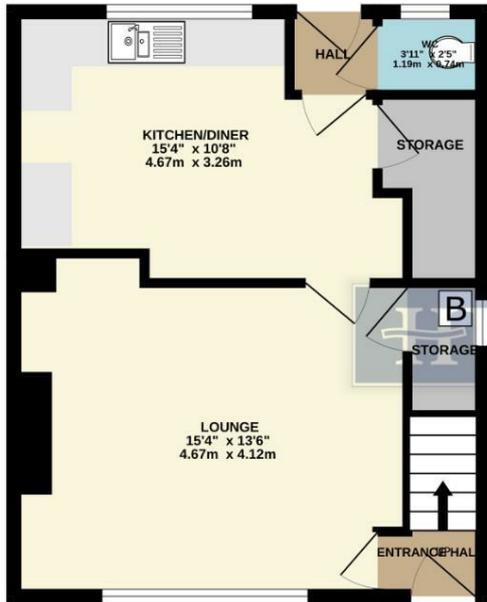
A beautifully presented fully tiled bathroom in calming tones with four piece suite. Comprises of corner shower, white ceramic sink, low flush WC and white panelled corner bath. UPVC frosted window to the rear, tall vertical wall mounted radiator with extra bonuses of spot lighting.

## EXTERIOR

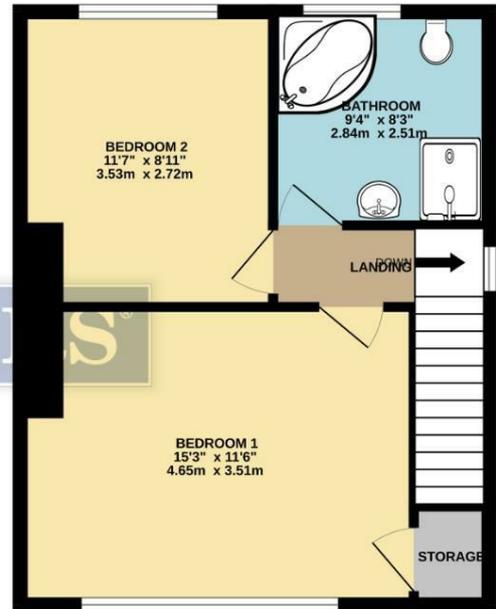
Entering on to this amazing property land, The extensive rear garden is the piece de resistance of this property. Being mainly laid to lawn area, with a sizeable slabbed patio area perfect for entertaining in the summer months. Surrounding by high wooden fencing providing privacy with gated enclosed space to the side creating the perfect space to store bins. To the front of the property is great kerb appeal with gated shared block paved pathway leading to the front entrance door with beautiful plants and shrubs.

# Floorplan

GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

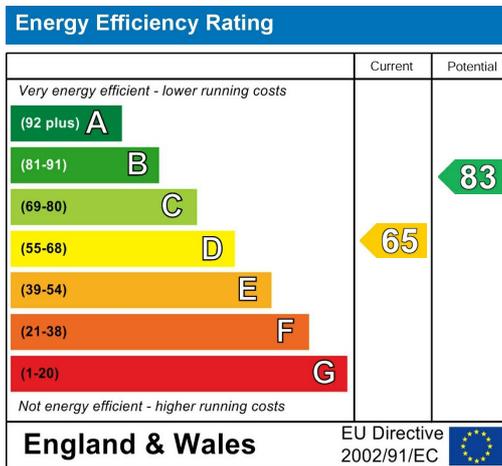
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, estate agent and advertiser shown have not been tested and do not guarantee.







## 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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