

# HUNTERS<sup>®</sup>

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## Woodside View

Bolton-Upon-Dearne, S63 8GZ

Guide Price £150,000 - £160,000



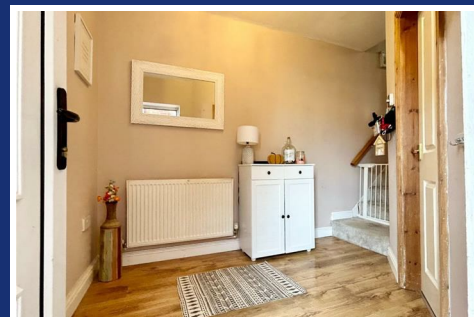
- THREE BEDROOM END TERRACE PROPERTY
- OFF ROAD PARKING
- LARGE ENCLOSED REAR GARDEN
- GOOD COMMUTE LOCATION
- EPC RATING: D
- POPULAR LOCATION
- DOWNSTAIRS WC
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

Tel: 01709 894440

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TAKE A LOOK AROUND THIS SPACIOUS THREE BEDROOM TERRACED HOME located on a popular estate within Bolton upon Dearne, offering generous dimensions and off road parking. Close to all local amenities with local train station a short walk away and village square offering supermarkets, local business and public houses, surrounded by reputable schools with good public transport links to Barnsley, Rotherham, Doncaster and Sheffield and easy reach of the A1 and M1 making this an ideal spot. The property boasts a spacious layout, tasteful décor, modern fixtures and fittings, a sizeable garden and off road parking. This maintenance friendly property briefly comprises Entrance Hall, Lounge, Kitchen/Diner, Downstairs WC, Three Bedrooms, Family Bathroom, enclosed Rear Garden and drive to front. Viewings are highly recommended.

## ENTRANCE HALL

Stepping through a white uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming entrance hall providing plenty of room to take off those winter muddy shoes. Neutral décor with laminate flooring and wall mounted radiator. Carpeted stairs rising to the first floor landing and doorways leading to the Lounge and downstairs WC.

## LOUNGE

13'05" x 15'01" (4.09m x 4.60m)

An elegant living space, boasting tasteful décor and generous space for furniture. Drenched in natural light through a large uPVC window to the front exterior. Comprising of carpet flooring, wall mounted radiator, aerial point in place with double doors leading into the kitchen/diner. Benefiting from large storage cupboard located in the corner.

## KITCHEN/DINING ROOM

16'08" x 9'03" (5.08m x 2.82m)

A stunning kitchen/diner, creating a great social space for any family, offering a beautiful fitted kitchen with an array of wall and base units providing plenty of storage space with complimentary work surface over, built in four ring 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 space for dining room table with tile flooring, wall mounted radiator, uPVC window and double uPVC French doors leading directly out into the enclosed rear garden.

## DOWNSTAIRS WC

7'01" x 3'02" (2.16m x 0.97m)

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

## LANDING

The spacious layout continues, from landing doors lead to all three bedrooms, family bathroom and

large storage cupboard. Carpet flooring with uPVC window to the side elevation.

## BEDROOM ONE

10'04" x 13'03" (3.15m x 4.04m)

A generous sized master bedroom providing plenty of storage space we all crave. Modern décor with laminate flooring, wall mounted radiator and large uPVC window overlooking the rear garden letting in the natural light.

## BEDROOM TWO

9'03" x 11'02" (2.82m x 3.40m)

Further good sized second bedroom, beautifully decorated having carpet flooring, wall mounted radiator and uPVC window to the front exterior.

## BEDROOM THREE

7'01" x 10'04" (2.16m x 3.15m)

Bright and airy third bedroom. Comprises of wall mounted radiator, carpet flooring and uPVC window to the front.

## BATHROOM

6'00" x 6'00" (1.83m x 1.83m)

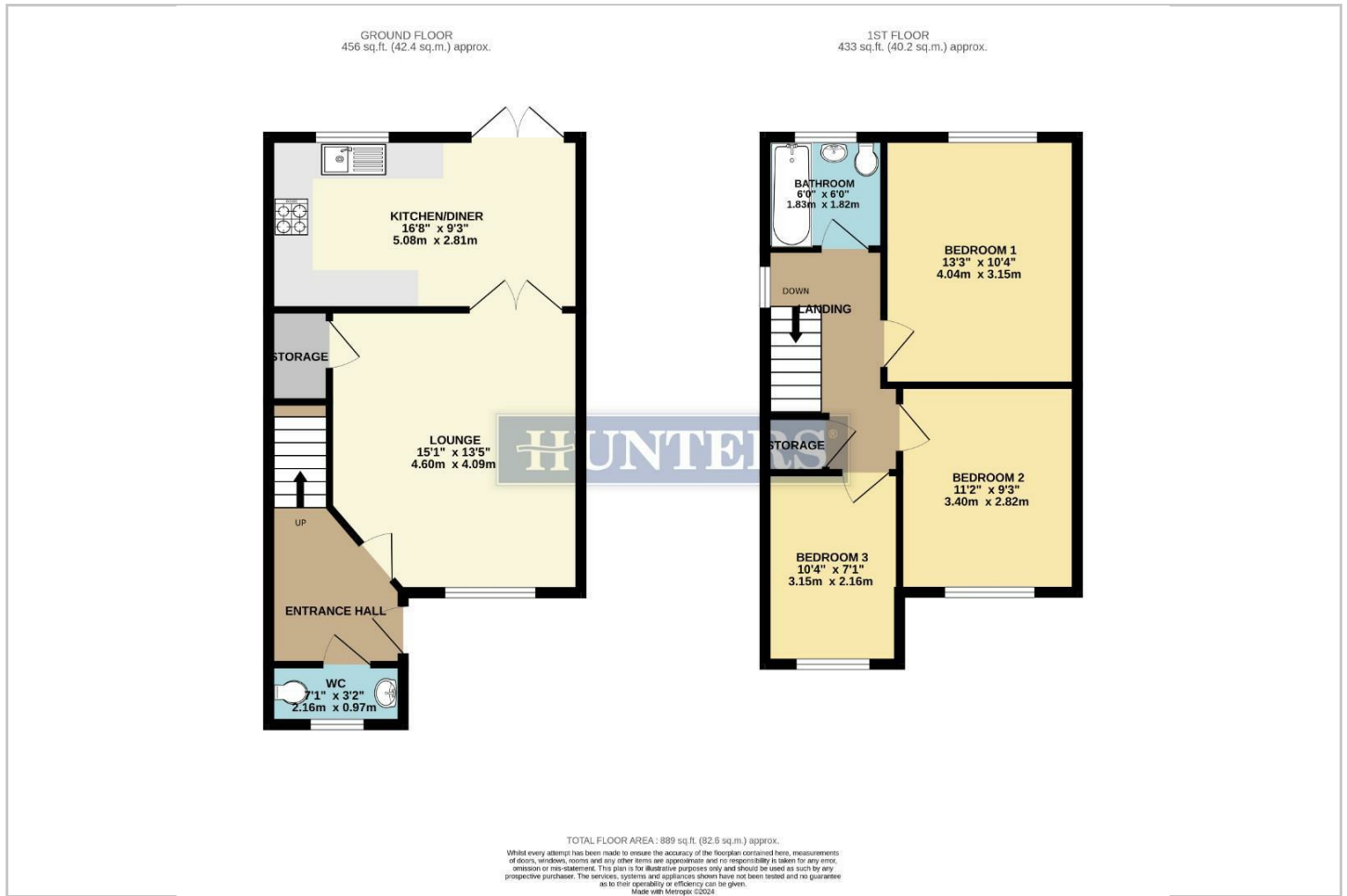
Family bathroom, with white suite fitted comprising of low flush WC, pedestal sink and panelled bath. Fully tiled with wall mounted radiator and uPVC frosted window to the rear.

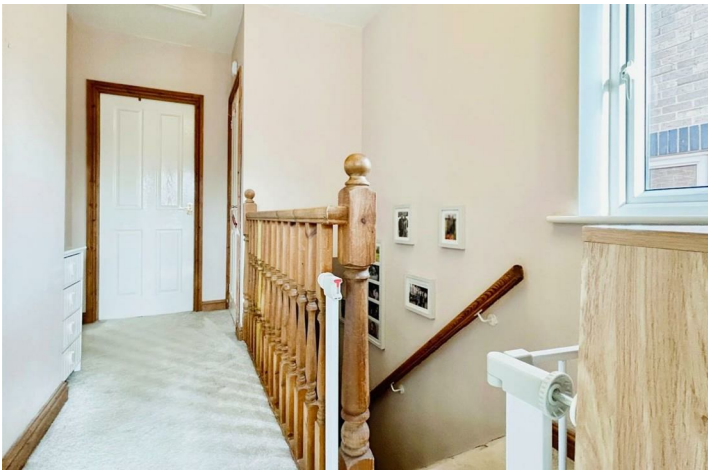
## EXTERIOR

To the front of the property is a pebbled driveway providing off road parking with access to front entrance door.

To the rear stands a well landscaped fully enclosed garden, benefiting from plenty of sunshine throughout the day with the perfect seating spot being a large slabbed patio area. Mostly laid to lawn with wooden fencing creating the extra privacy we all crave.

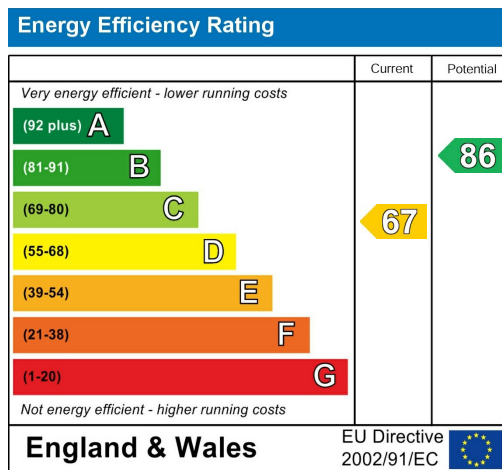
# Floorplan







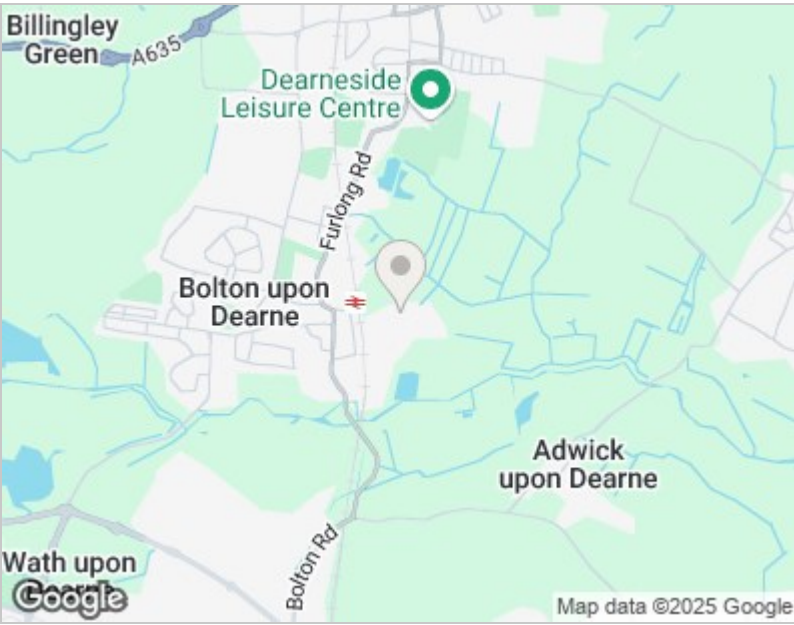
## Energy Efficiency Graph



## 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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