



Furlong Road

Bolton-Upon-Deane, Rotherham, S63 8JA

Guide Price £140,000 - £150,000

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- TWO BEDROOM SEMI DETACHED PROPERTY
- ENCLOSED AND PRIVATE REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- GOOD COMMUTE LOCATION
- EPC RATING TBC
- OFF ROAD PARKING WITH DRIVEWAY TO FRONT
- GENEROUS DIMENTIONS THROUGHOUT THE HOME
- CLOSE TO ALL LOCAL AMENITIES
- GCH/DG
- COUNCIL TAX BAND A

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Nestled on Furlong Road in the charming area of Bolton-Upon-Dearne, Rotherham, this delightful two-bedroom semi-detached house exudes a warm cottage feel, perfect for those seeking a cosy yet modern home. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

The well-appointed kitchen and bathroom feature modern fixtures and fittings, ensuring both style and functionality. Generous dimensions throughout the home create an inviting atmosphere, making it ideal for both families and professionals alike.

Outside, you will find off-road parking for one vehicle, along with a beautifully maintained enclosed rear garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Conveniently located, this property is close to all local amenities, including shops, schools, and parks, making daily life effortless. Additionally, excellent transport links via road and rail ensure easy access to surrounding areas, making commuting a breeze.

This semi-detached gem is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of modern living. Don't miss your chance to make this charming house your new home.

Entrance Hall

Via a modern composite door this opens to the welcoming and roomy entrance hall, ideal for coats and shoes with neutral décor, stairs rising to first floor and doors leading to lounge and dining room.

Lounge

10'5" x 12'2" (3.18m x 3.71m)

The light and airy living space has a large uPVC window to the front filling this room with natural light, beautifully presented with gas fire and surround giving this room not only a focal point but a cosy feel, with carpet to floor, aerial point in place and finished with wall mounted radiator.

Dinning Room / Second Reception

14'1" x 11'9" (4.29m x 3.58m)

Great space to entertain family and friends, the dining room is also used as a second reception, with ample room for a dining table as well as a second sofa this really is the hub of the home, decorated in modern tones with carpet to floor, uPVC window to the rear and doors leading to the kitchen and cellar.

Kitchen

7'3" x 11'0" (2.21m x 3.35m)

The modern fitted kitchen really gives a cottage feel, having an array of wall and base units in green providing storage, contrasting work surface over with sink, drainer and matching mixer tap, built in four ring gas hob with electric oven, integrated fridge freezer and under counter space and plumbing for washing machine. Wall mounted radiator and uPVC window to the rear with further external door leading out into the garden area.

Landing

The landing has all doors leading to bedrooms and family bathroom with carpet flooring and uPVC window to the side elevation.

Bedroom One

14'1" x 12'3" (4.29m x 3.73m)

Generously sized master bedroom with built in cupboard as well as ample room for further furniture providing that extra storage we all crave,

filled with natural light from a front facing uPVC window, having stylish decor with laminate flooring and wall mounted radiator.

Bedroom Two

11'0" x 9'0" (3.35m x 2.74m)

Further good sized double bedroom with views over the garden from a rear facing uPVC window, with laminate to floor and wall mounted radiator.

Family Bathroom

7'4" x 11'0" (2.24m x 3.35m)

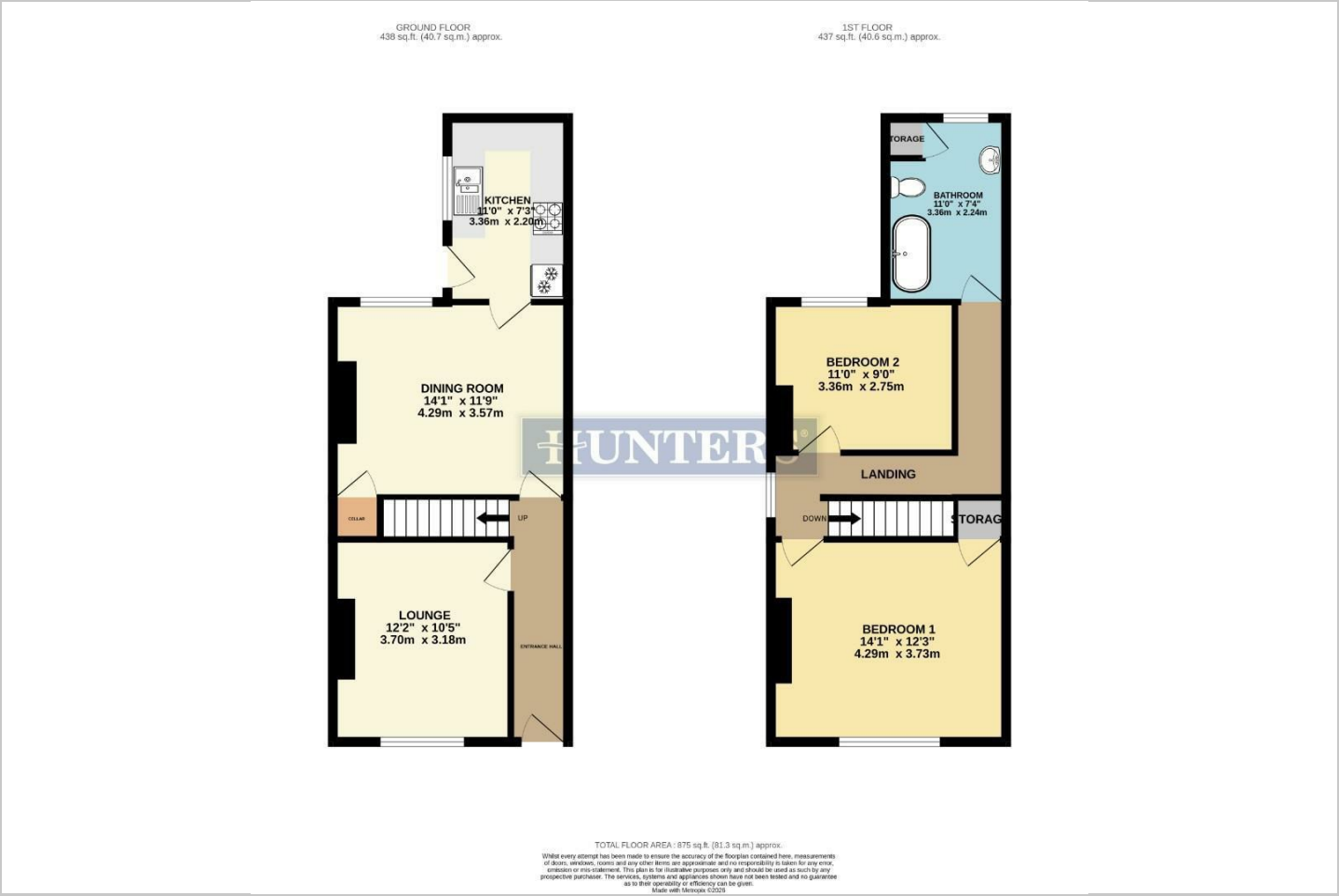
The expansive family bathroom is the perfect spot to relax and unwind, with a three piece suite comprising of low flush WC, pedestal wash hand basin and free standing rolled top bath. This room is fully tiled for easy clean and has plenty of room if you wanted to add a shower unit, currently having built in airing cupboard which also is home to the combi boiler, heated towel rail and uPVC frosted window to the rear.

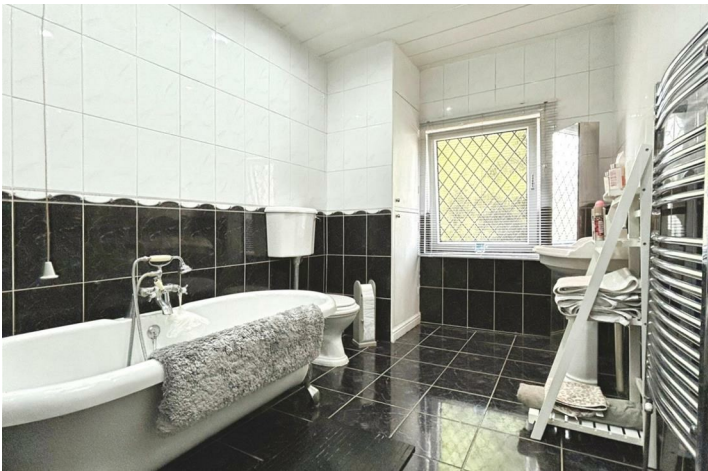
Exterior

The front of this property oozes kerb appeal with a driveway providing secure off road parking accessed through decorative iron gates, this leads to front entrance as well as to the side and gate then opens to rear is needed.

The rear of this home is a private enclosed garden, a space to escape and enjoy, having patio area ideal for seating and enjoying the warmer months, with part lawn and part artificial grass area surrounded by plants and trees giving splashes of colour to your view.

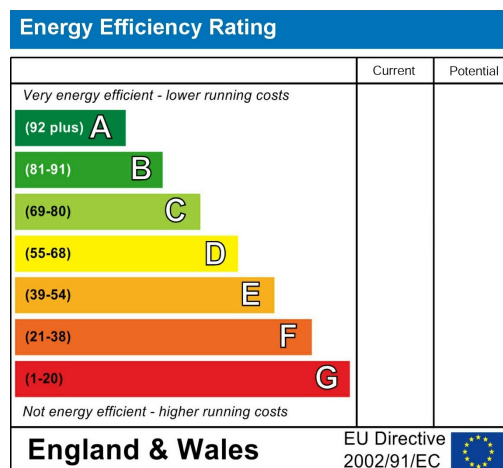
Floorplan







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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