



Station Road

Bolton Upon Dearne, S63 8AB

Guide Price £60,000 - £70,000



- THREE BEDROOM END TERRACE PROPERTY
- TWO RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- EPC RATING: TBC
- OFF ROAD PARKING
- GENEROUS DIMENSIONS
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND: A

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CASH BUYERS ONLY!

CALL NOW TO AVOID MISSING OUT ON THIS SPACIOUS THREE BEDROOM END TERRACE PROPERTY LOCATED IN THE POPULAR VILLAGE OF BOLTON UPON DEARNE. Boasting no upward chain, off road parking, enclosed rear garden and generous dimensions throughout. Close to all local amenities with St Andrews square a short walk away offering supermarkets and local business, surrounded by reputable schools, good links 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 Lounge, Dining Room, Kitchen, Shower Room, Cellar, and Three Bedrooms. **VIEWINGS ARE A MUST!!**

Tel: 01709 894440

LOUNGE

12'02 x 12'02 (3.71m x 3.71m)

Via a uPVC front entrance door this leads directly into the light and spacious living room, having uPVC window to the front filling the room with natural light and electric fire with surround bringing a cosy feel to the property. Carpet flooring with wall mounted radiator, aerial and telephone point in place and door opening into the hallway.

HALL

Staircase rising to first floor landing with further sliding doorway leading into the dining area.

DINING ROOM

12'02 x 13'00 (3.71m x 3.96m)

Open plan living at its best, making this the social hub of the home, the dining room is spacious with carpet flooring and plenty of room for a large dining table making this the perfect space to entertain guests. Having wall mounted radiator, uPVC window to the side with further door giving access to the cellar and doorway leading into the kitchen.

KITCHEN

6'08 x 8'08 (2.03m x 2.64m)

Sleek and modern kitchen with an array of wall and base units fitted providing storage, contrasting work surface over, sink, drainer with matching mixer tap, integrated electric oven and hob with extractor fan over, space and plumbing for washing machine, splash back tiles to walls, uPVC window to the rear with a uPVC rear entrance door. Further door leading into the downstairs Shower Room.

BATHROOM

4'08 x 8'08 (1.42m x 2.64m)

A good sized family Shower Room with three piece white fitted comprising of WC, pedestal sink and corner shower over and glass screen. Splash back tiles to walls with uPVC frosted window to the rear and heated towel rail.

Cellar

Handy room creating extra storage space.

LANDING

Roomy landing with doors leading to all three bedrooms and WC.

BEDROOM ONE

12'02 x 12'02 (3.71m x 3.71m)

Generously sized master bedroom with plenty of room to add more bedroom furniture if needed. Comprises of wall mounted radiator, uPVC window to the front elevation. Carpet flooring with handy storage cupboard located in the corner.

BEDROOM TWO

8'04 x 13'01 (2.54m x 3.99m)

Good sized second room comprises of carpet flooring, wall mounted radiator and uPVC window to the side elevation.

BEDROOM THREE

8'09 x 9'00 (2.67m x 2.74m)

Good sized third bedroom comprising from carpet flooring, wall mounted radiator and uPVC window overlooking the rear garden.

WC

2'09 x 4'03 (0.84m x 1.30m)

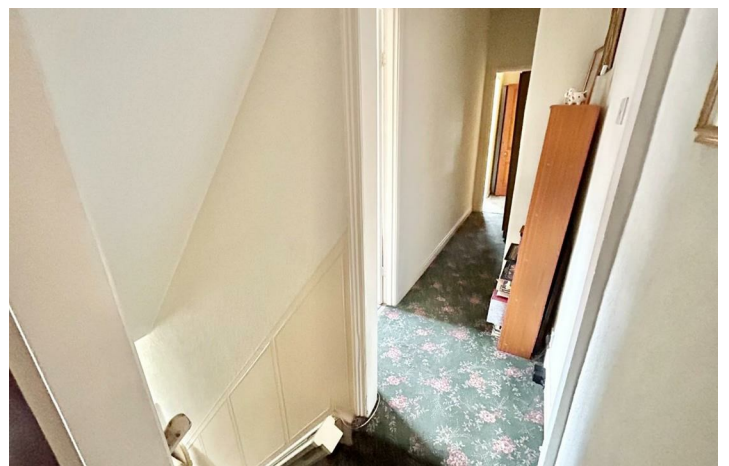
Handy addition to any busy household. Comprising of WC.

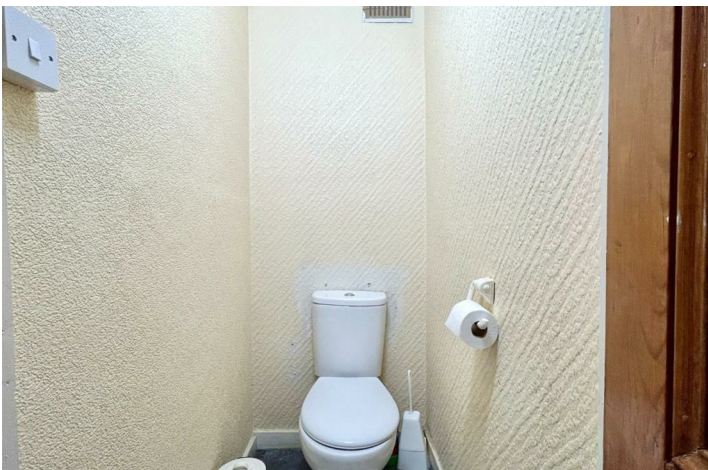
EXTERIOR

To the front of the property is off street parking with wooden garage to the side of the property. Gated enclosed front garden area with pathway leading to the front entrance.

To the rear of the property is a enclosed garden area with plants and shrubs providing splashes of colour. Perfect size to make into the garden you dream of.


Floorplan








Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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