

# HUNTERS<sup>®</sup>

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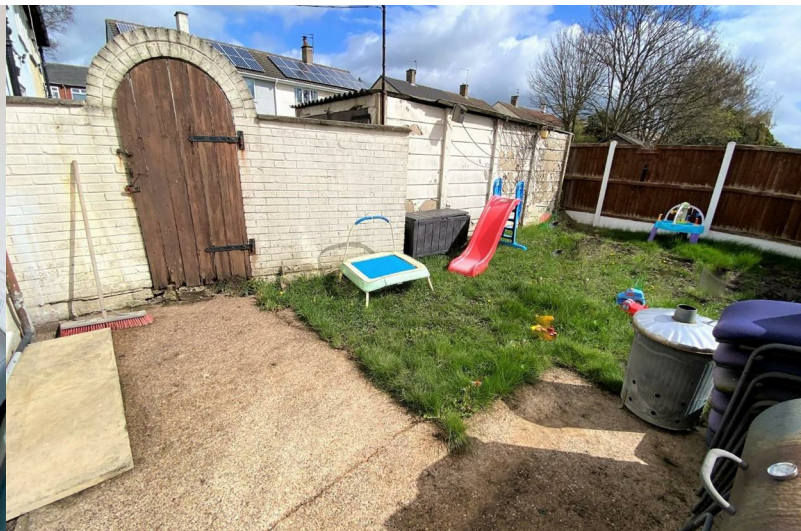
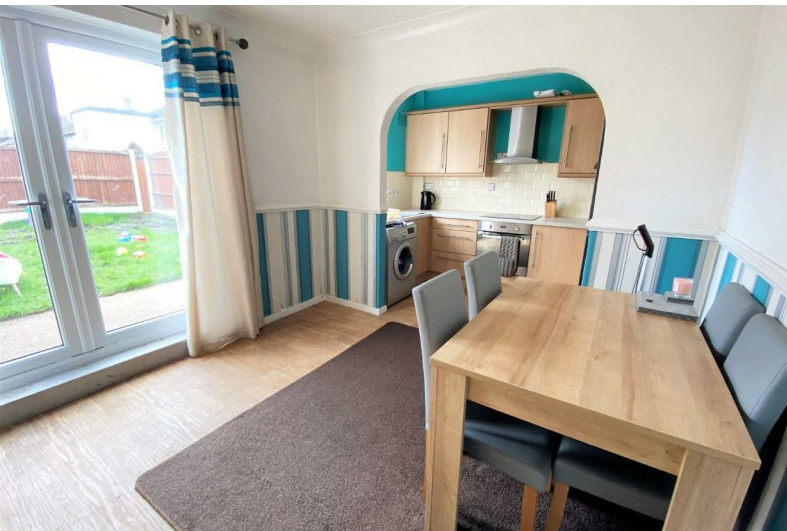
## Fern Lea Grove

Bolton-Upon-Dearne, Rotherham, S63 8EH

Offers In The Region Of £100,000



Council Tax: A



# 5 Fern Lea Grove

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## Entrance Hall

Via a newly fitted composite door this leads into the roomy and open entrance hall having uPVC window to the side elevation wall mounted radiator, stairs rising to first floor, door leading to kitchen/diner and open arch way to the living room.

## Living Room

12'07" x 13'02" (3.84m" x 4.01m")

Spacious living space with large uPVC window to the front filling this room with natural light, decorative gas fire in place giving this room not only a focal point but a cosy feel, neutrally decorated with aerial point and wall mounted radiator.

## Kitchen/Diner

18'10" x 10'02" (5.74m" x 3.10m")

Open plan kitchen diner is the real hub of the home and a great place to entertain family and friends with ample room for a large dining table, the kitchen comprises of an array of wall and base units providing storage, contrasting work surface over with stainless steel, sink, drainer and taps, integrated electric oven and hob with extractor fan over, plumbing and space for washing machine with splash back tiles, uPVC window to rear as well as uPVC French doors opening to the garden, under stairs storage space and wall mounted radiators finish this room.

## Landing

Landing having uPVC window to the side elevation and access to loft hatch, all doors lead to bedrooms, bathroom and storage cupboard.

## Bedroom One

13'01" x 11'05" (3.99m" x 3.48m")

Generously sized master bedroom, neutrally decorated with built in cupboard providing that extra storage we all crave, with wall mounted radiator and uPVC window to the front.

## Bedroom Two

12'10" x 9'09" (3.91m" x 2.97m")

Another good sized double bedroom again with built in storage cupboard, wall mounted radiator and uPVC window to the rear.

## Bedroom Three

8'06" x 8'02" (2.59m" x 2.49m")

Final room being a roomy single or ideal office space with laminate flooring, wall mounted radiator and uPVC window to the front.

## Bathroom

7'08" x 5'06" (2.34m" x 1.68m")

Modern family bathroom with three piece suite in white comprising of low flush WC, wash hand basin and bath with shower over, splash back tiles, wall mounted radiator and frosted uPVC window to the rear.

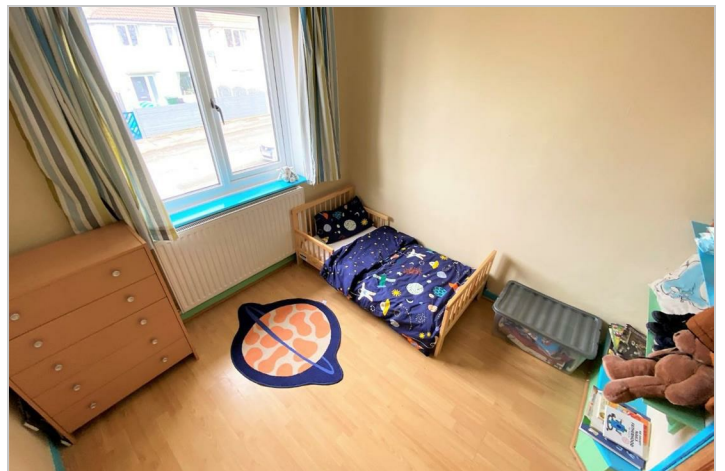
## Garage

The garage can be accessed from the shared driveway to the side of the property, providing further secure off road parking or storage, up and over door leads in and garage has power and lighting.

## Exterior

To the front of the property is a well maintained paved drive for several cars, leading to front entrance with access to shared drive, garage and

rear if needed.  
To the rear is a fully enclosed garden, partly paved  
ideal for seating in the summer months with rest laid  
to lawn.



## Road Map



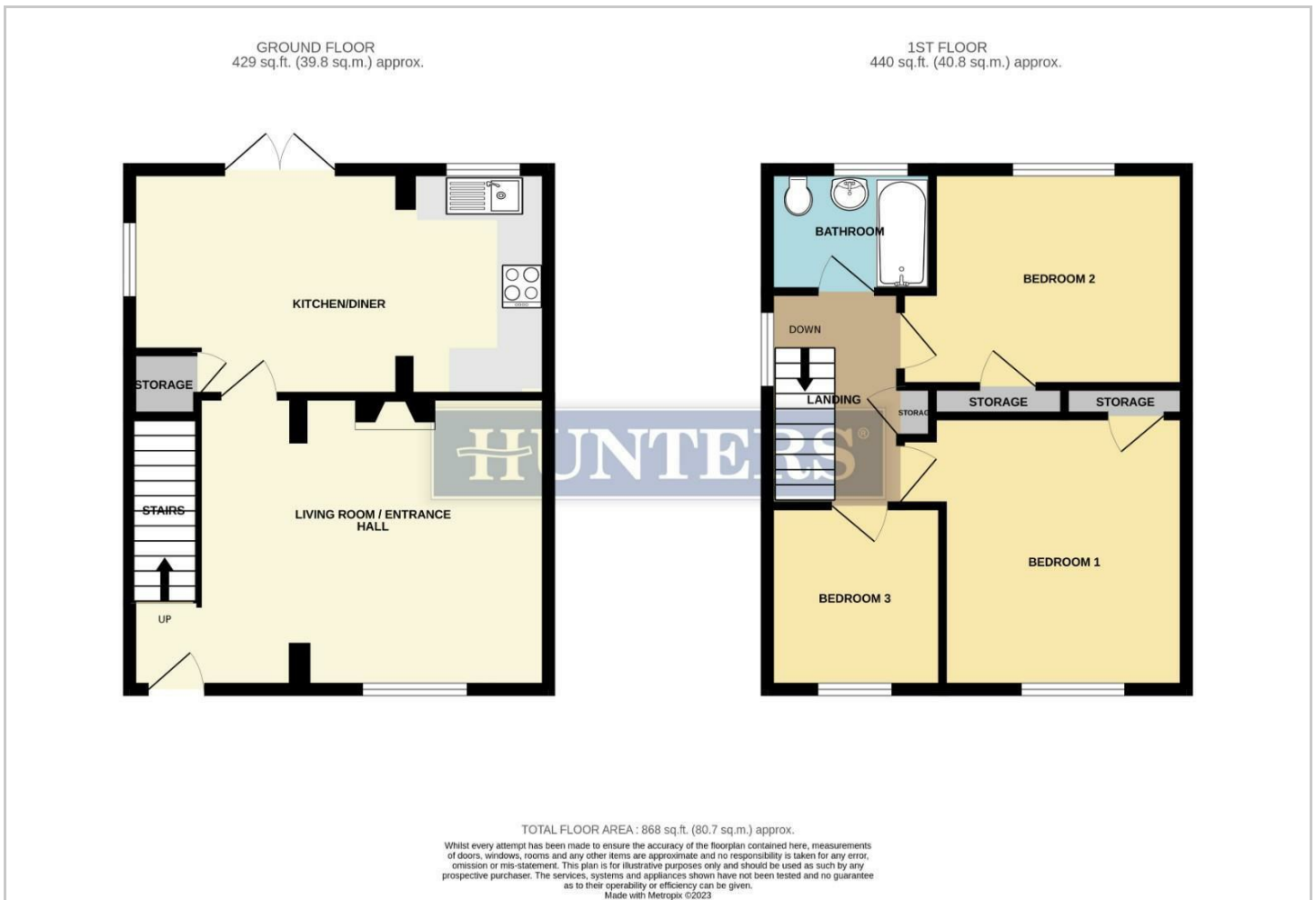
## Hybrid Map



## Terrain Map



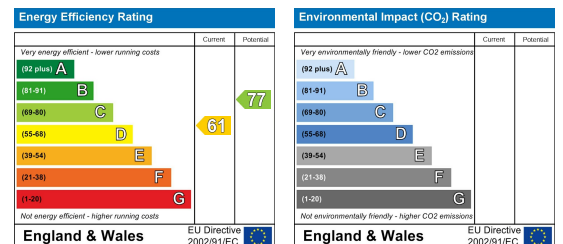
## Floor Plan



## 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.

## Energy Efficiency Graph



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.