



## Station Road

Bolton Upon Dearne, S63 8AB

Guide Price £110,000 - £120,000

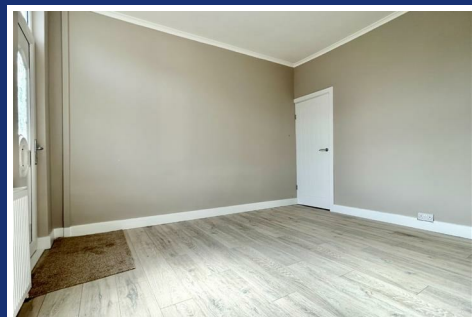


- THREE BEDROOM END TERRACE PROPERTY
- NO UPWARD CHAIN
- NEWLY FITTED BOILER
- GENEROUS DIMENSIONS THROUGHOUT
- EPC RATING: E
- OFF ROAD PARKING, ENCLOSED REAR GARDEN
- FULLY REFURBISHED
- TWO RECEPTION ROOMS
- GCH / DG
- COUNCIL TAX BAND: A

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Nestled on Station Road in the charming village of Bolton Upon Dearne, this delightful three-bedroom end terrace house presents an excellent opportunity for both first-time buyers and families alike. Recently fully refurbished, the property boasts fresh décor and new flooring throughout, creating a modern and inviting atmosphere.

Upon entering, you will find two spacious reception rooms that offer versatility for both relaxation and entertaining. The generous dimensions of the living spaces ensure ample room for comfortable living. The well-appointed kitchen leads to an enclosed rear garden, which features new fencing, providing a private outdoor retreat for family gatherings or quiet evenings.

The property comprises three well-sized bedrooms, perfect for accommodating family members or guests. The bathroom is conveniently located on the ground floor and has been maintained to a high standard with a separate WC upstairs. Additionally, a newly fitted boiler ensures efficient heating and hot water, adding to the home's appeal.

One of the standout features of this property is the off-road parking, a rare find in such a desirable location. With no upward chain, this home is ready for you to move in without delay.

Situated close to all local amenities, including shops, schools, and parks, this property is ideal for those seeking convenience. Furthermore, its excellent transport links make commuting a breeze, connecting you to nearby towns and cities.

In summary, this beautifully refurbished end terrace house on Station Road is a fantastic opportunity for anyone looking for a modern home in a well-connected area. Don't miss your chance to make this lovely property your own.

Tel: 01709 894440

### Living Room

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

Via a decorative uPVC and glass 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 focal point as well as a cosy feel to the property. New laminate flooring, freshly decorated, with wall mounted radiator, aerial and telephone point in place and door opening into the hallway.

### Hall

Staircase rising to first floor landing with newly fitted carpet, decorative shaped window to the side elevation and further 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 newly laid laminate flooring to match the living room, freshly decorated and plenty of space for a large dining table making this the perfect space to entertain guests with further electric fire and surround to add a cosy feel. Having wall mounted radiator, uPVC windows 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 and built in microwave, 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.

### Shower Room

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 cubical 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 having newly fitted carpet, fresh décor and 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. newly fitted carpet flooring, freshly decorated, with handy storage cupboard located in the corner providing that extra space we all crave.

### Bedroom Two

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

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

### Bedroom Three

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

Spacious third bedroom comprising from newly fitted carpet flooring, freshly decorated, 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 with built in wash hand basin, freshly floored and decorated.

### EXTERIOR

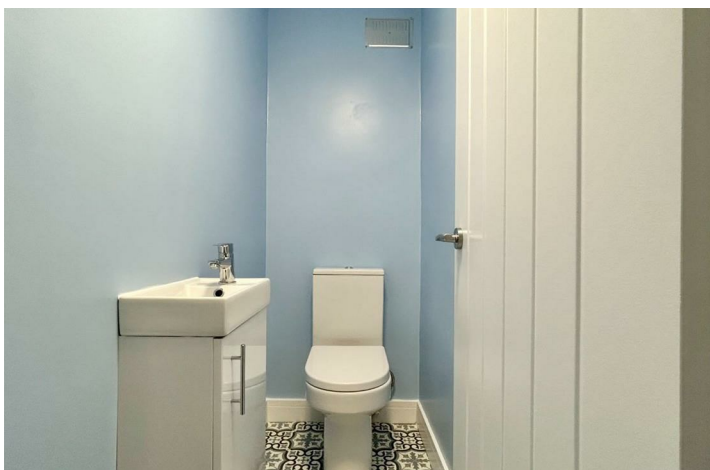
To the front of the property is off street parking with driveway. Gated enclosed front garden area with pathway leading to the front entrance, and a path along side of the home to the rear if needed.

At the rear of the property is a enclosed garden area, newly fenced, mainly laid to lawn with trees and shrubs providing splashes of colour. Perfect size to make into the garden you dream of.



Floorplan

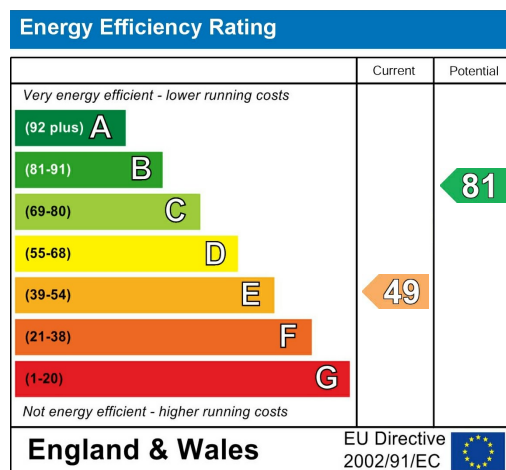








## Energy Efficiency Graph



## Viewing

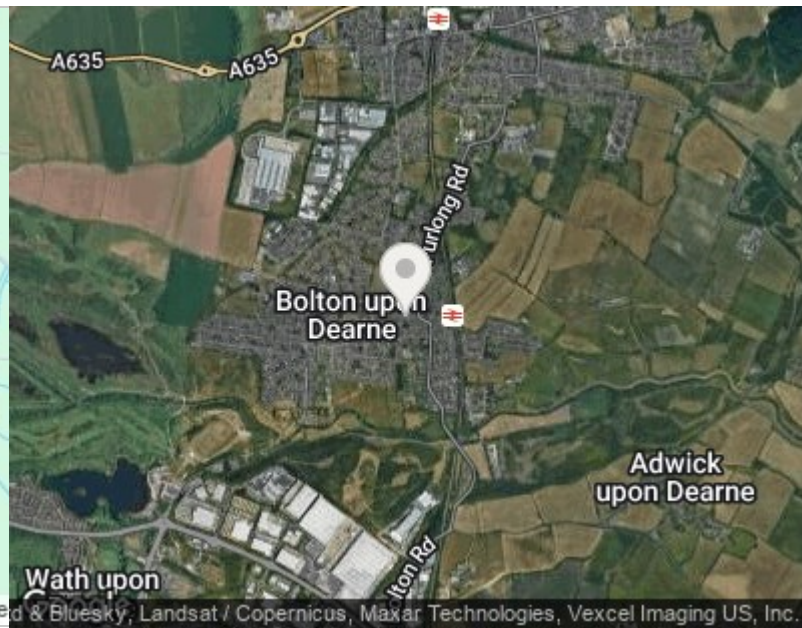
Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.



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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