

HUNTERS[®]

HERE TO GET *you* THERE



Springfield

Bolton-Upon-Deerne, Rotherham, S63 8DY

Guide Price £120,000 to £130,000



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Council Tax: A



1 Springfield

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Entrance Hall

Via a decorative composite door this leads into the roomy and welcoming entrance hall, ideal for coats and shoes, neutrally decorated with stairs rising to first floor, wall mounted radiator and doors leading to living room as well as kitchen/diner

Living Room

15'02" x 12'09" (4.62m" x 3.89m")

Step inside the light and airy yet cosy living room, beautifully presented with natural light filling the space from a uPVC bay style front facing window, the living room has wall mounted radiator and aerial point in place.

Kitchen/Diner

18'10" x 10'01" (5.74m" x 3.07m")

The real hub of the home and adding the wow factor is the stunning and modern kitchen/diner, this is the ideal spot to entertain family and friends, with a fully stone tiled floor for easy clean, space for a family dining table, two uPVC windows to fill the space with natural light and a built in storage cupboard, this all before mentioning the kitchen itself.

The kitchen has an array of wall and base units providing storage with contrasting wood effect work surface over, stainless steel sink, drainer and matching shower head mixer tap, integrated electric oven, gas hob and extractor fan over, space and plumbing for washing machine, dish washer or dryer, neutral décor, wall mounted radiator and door leading to rear porch finishes this space.

Rear Porch

7'00" x 4'10" (2.13m" x 1.47m")

This great added space flows from the kitchen, having matching stone tiled floor, uPVC window

facing rear garden, wall mounted radiator and composite door.

Landing

Landing having uPVC window to the side elevation, access to loft hatch, loft is 90% boarded ideal for storage and all doors then lead to bedrooms and family bathroom.

Bedroom One

13'00" x 11'06" (3.96m" x 3.51m")

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

Bedroom Two

12'11" x 9'08" (3.94m" x 2.95m")

A further good sized double bedroom, again with built in storage cupboard, beautifully presented with aerial point, wall mounted radiator and uPVC window to the rear.

Bedroom Three

8'04" x 8'03" (2.54m" x 2.51m")

Last but not least the third bedroom would make a roomy single, ideal office or even dressing room, with wall mounted radiator and uPVC window to the front

Bathroom

7'04" x 5'06" (2.24m" x 1.68m")

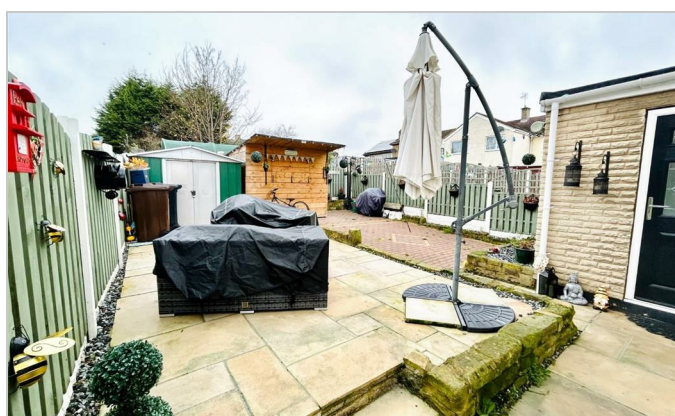
The perfect place to relax and unwind is the sleek and well designed family bathroom, comprising of three piece suite in white with low flush WC, floating wash hand basin with under storage and bath with shower over and screen in place, partly tiled for easy

clean, chromed heated towel rail and two frosted uPVC windows to the side and rear elevation.

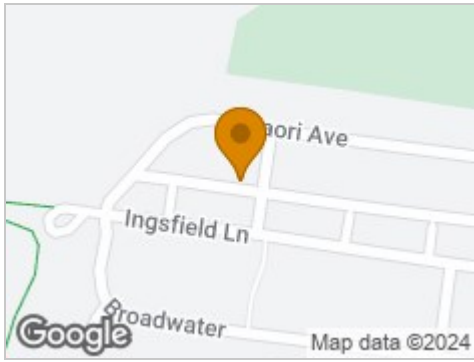
Exterior

The front of the property offers secure off road parking via a well maintained paved driveway surrounded by teal coloured fencing adding to the beauty of this family home, access to the side and rear of the property can be gain from a side wooden gate, drive leads up to front entrance.

At the rear is a fully enclosed private garden, again matching the front with teal fencing, the garden is mainly paved for low maintenance and offers ideal seating areas to enjoy the summer months, the bonus to this garden is the wooden built bar with power and lighting as well as a further metal storage shed, this is a place to entertain and a place the whole family can enjoy.



Road Map



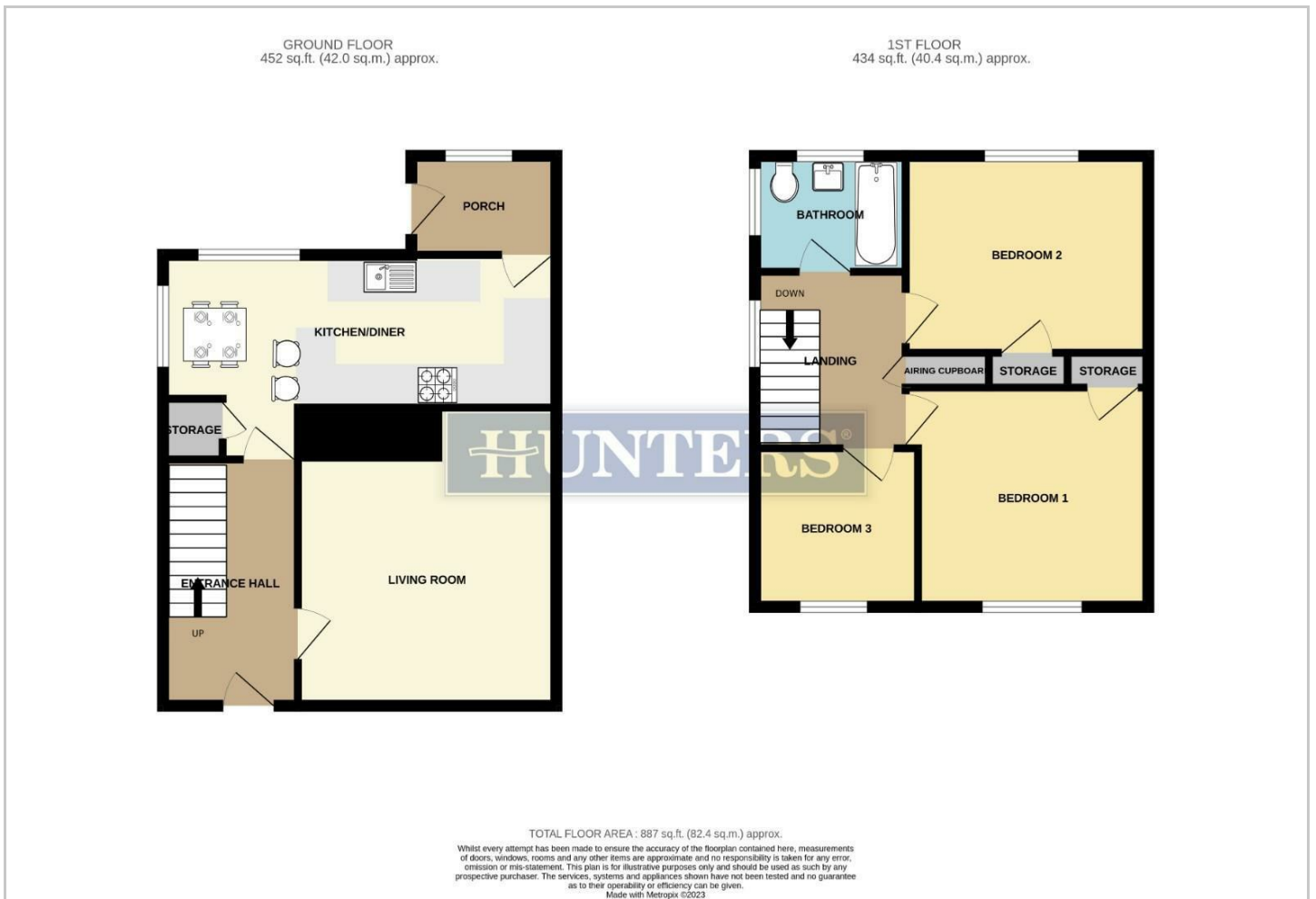
Hybrid Map



Terrain Map



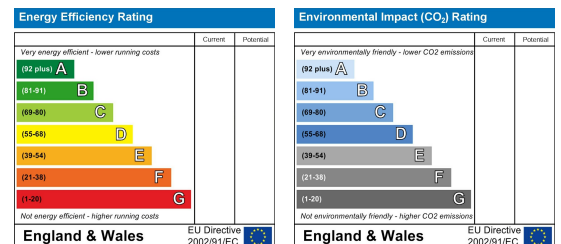
Floor Plan



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.