

HUNTERS[®]

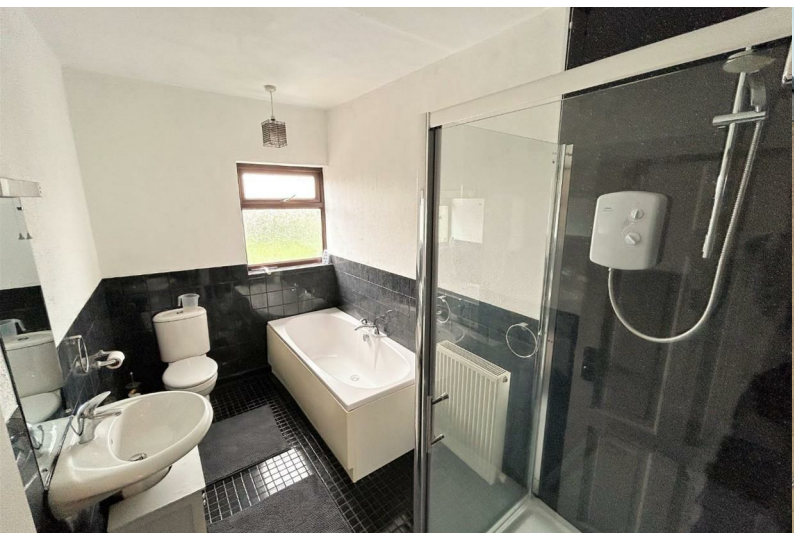
HERE TO GET *you* THERE



Dearne Road

Bolton-Upon-Deane, Rotherham, S63 8JR

Guide Price £140,000 to £150,000



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Entrance Hall

Via a uPVC wood effect door this opens into the light and airy entrance hall, really giving a welcome feel, with wooden flooring, two large uPVC windows to the front elevation filling this room with natural light, neutrally decorated with wall mounted radiator, double doors lead to dining room while steps lead down to snug/play room.

Snug / Play Room

14'10" x 15'08" narrow to 11'05" (4.52m" x 4.78m" narrow to 3.48m")

Great space for adults or kids, hidden away from view of the window, with storage built under the entrance hall walk way, wooden flooring and wall mounted radiator finish this space.

Dining Room

15'02" x 9'05" (4.62m" x 2.87m")

Ideal spot to entertain guests the dining room has two large uPVC windows to the front, neutral décor with wooden flooring, wall mounted radiator, step leads up to open doorway giving access to the kitchen/diner, stairs also rise to first floor landing.

Kitchen / Diner

14'02" x 12'06" (4.32m" x 3.81m")

Step inside the kitchen/diner, this is the real hub of the home, having an array of wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer and matching taps, integrated electric oven, and gas hob with extractor fan over, splash back tiles to walls as well as a fully laminated floor, neutrally decorated with uPVC window to the rear and doors leading to the living room and utility room.

Utility Room

8'04" x 6'01" (2.54m" x 1.85m")

Fantastic addition to this family home, having wall base units in white providing more storage space, work surface over with space and plumbing for washing machine, splash back tiles to walls and door lead to WC

WC

6'02" x 2'10" (1.88m" x 0.86m")

Handy addition to any home, this room comprises of low flush WC and wash hand basin.

Living Room

17'04" x 12'05" (5.28m" x 3.78m")

The roomy yet cosy living space is filled with natural light from uPVC French doors opening to the rear, a coal effect electric fire gives the room a focal point, having wooden flooring, aerial point and wall mounted radiator.

Landing

From landing doors lead to bedrooms one, two and three as well as family bathroom, further staircase then rises to second floor.

Bedroom One

17'06" narrow to 14'02" x 12'04" (5.33m" narrow to 4.32m" x 3.76m")

Generously sized master bedroom with built in wardrobes providing that extra storage we all crave, decorated in neutral tones with wall mounted radiator and sliding door opening to the ensuite.

Ensuite

5'10" x 3'11" (1.78m" x 1.19m")

Hidden away within the master room is this little gem, comprising of single shower unit, wash hand basin, a low flush WC and fully tiled for easy clean.

Bedroom Two

10'7" x 12'3" (3.23m x 3.73m")

Another good sized double bedroom, having wooden flooring, wall mounted radiator and uPVC window to the front.

Bedroom Three

10'6" x 12'6" (3.20m x 3.81m")

Further double bedroom on this floor with wall mounted radiator and uPVC window to the front.

Bathroom

11'00" x 6'03" (3.35m x 1.91m")

Adding the wow factor is this contemporary family bathroom, the spot to relax and unwind after a long day, having four piece suite fitted, having corner shower, low flush WC, pedestal wash hand basin and bath, a mixture of tiles and aqua panels line the walls for easy clean with wall mounted radiator and uPVC frosted window to the rear.

Landing

14'3" x 5'10" (4.34m x 1.78m")

A spacious landing making an ideal hide away study if needed with built in storage cupboard, stairs then rise to second floor.

Dressing Room / Bedroom Five

17'2" x 12'5" (5.23m x 3.78m")

This room offers a multiple of options this could be used as a dressing room to the forth bedroom or even a further bedroom, this floor would be great for young children, a door then opens to bedroom four.

Bedroom Four

17'2" x 12'2" (5.23m x 3.71m")

Final bedroom is another double room, neutrally decorated with built in storage to the eaves and skylight to the rear.

Exterior

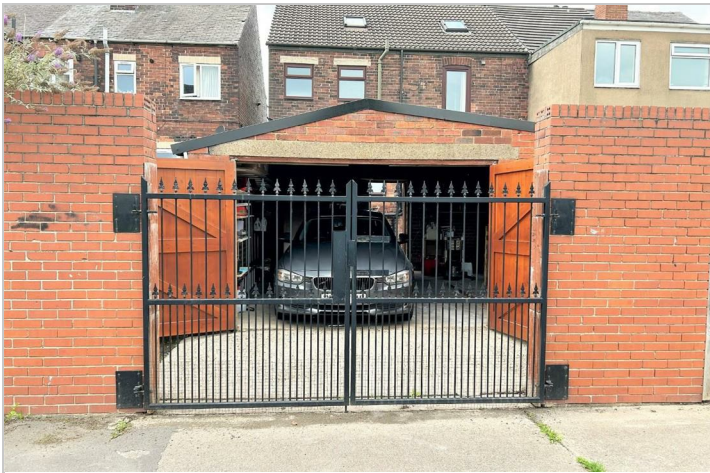
To the front of the property stands an enclosed walkway which is accessed via a wrought iron gate leading to the front entrance door.

To the right of the property, there is a side gate which leads to the back of the property for further access.

At the rear is a fully yard area ideal for seating in the summer months, you can gain access to the rear via double gates leading to the detached garage allowing for off road parking or further storage.

Garage

The garage benefits from a new roof, side hinged garage door and allowing plenty of room for up to 2 cars, a side uPVC door leads out to rear yard, garage having power and lighting in place.



Road Map



Hybrid Map



Terrain Map



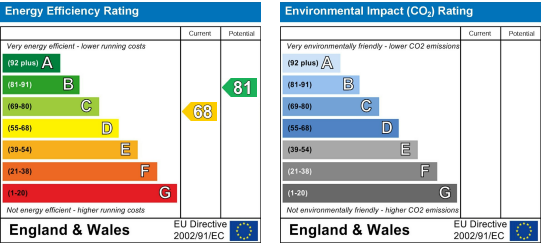
Floor Plan



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.