



Coniston Drive

Bolton-Upon-Dearne, Rotherham, S63 8NE

Guide Price £175,000 - £185,000



- THREE EBDROOM SEMI DETACHED PROPERTY
- DETACHED GARAGE
- GENEROUS DIMENIONS
- FREEHOLD
- EPC RATING: D

- CORNER PLOT
- SCOPE TO EXTEND
- POPULAR LOCATION
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

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Nestled on the sought-after Coniston Drive in Bolton-Upon-Dearne, Rotherham, this charming three-bedroom semi-detached family home offers a delightful blend of comfort and style. The property is ideally situated, providing easy access to local amenities, schools, and shops, making it a perfect choice for families.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, featuring a lovely half bay window and a cosy log burner, perfect for those chilly evenings. The lounge flows seamlessly into the kitchen dining room, which boasts elegant cream wall and base units, along with integrated fridge and freezer. A UPVC door opens out to the rear garden, creating a wonderful space for outdoor entertaining or simply enjoying the fresh air.

The first-floor landing provides access to all three well-proportioned bedrooms, two of which come with built-in wardrobes, offering ample storage space. The family bathroom is conveniently located, ensuring that all your needs are met.

Additionally, the property includes a detached garage equipped with power and lighting, featuring electric shutter doors for secure off-road parking. This home also presents plenty of scope for extension, should you wish to expand your living space in the future.

In summary, this splendid semi-detached home on Coniston Drive is a fantastic opportunity for those seeking a comfortable family residence in a desirable location. With its tasteful decor and practical features, it is sure to appeal to a wide range of buyers.

ENTRANCE HALL

Stepping through a white uPVC door leads you into the beautiful property. Comprising of carpet flooring, wall mounted radiator with door leading into the Lounge area and stairs rising to first floor landing.

LOUNGE

A well presented and neutrally decorated lounge area with wall mounted radiator, uPVC half bay window to the front, carpet flooring, telephone point, aerial point and doorway then leading into the kitchen/diner this is a great space to relax and enjoy with the family. Extra benefit of modern log burner not only bringing a cosy feeling but giving the room a focal point.

KITCHEN DINING ROOM

A sleek and spacious kitchen/diner with an array of cream wall and base units providing plenty of storage, complimentary work surface over, sink, drainer and mixer tap, space for free standing range cooker with extractor fan over, integrated fridge, integrated freezer, under counter space and plumbing for washing machine, wall mounted radiator, large uPVC window over looking the garden and uPVC rear door.

LANDING

A generous sized landing space, having carpet flooring with doors leading to all three bedrooms, family bathroom and handy storage cupboard housing the combi boiler.

BEDROOM ONE

A spacious master bedroom benefiting from built in wardrobes for that extra storage we all crave. Having carpet flooring, wall mounted radiator and large uPVC window to the front elevation.

BEDROOM TWO

Second bedroom having over head storage and built in wardrobes. Carpet to the floor with wall mounted radiator and uPVC window to rear.

BEDROOM THREE

A single bedroom comprising from carpet flooring

with wall mounted radiator and uPVC overlooking the rear garden.

BATHROOM

A splendid, sizeable family bathroom with three piece white bathroom suite, consisting of low flush WC, pedestal sink and bath with shower over, tiling to walls for easy clean, laminate style vinyl flooring, wall mounted radiator and uPVC frosted glass window to the side.

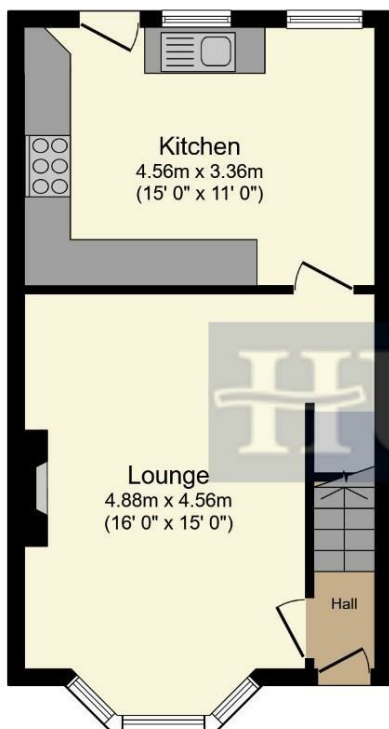
DETACHED GARAGE

With electric shutter door, offering that extra secure storage we all crave or further off road parking. Having window and uPVC giving access to the rear garden.

EXTERIOR

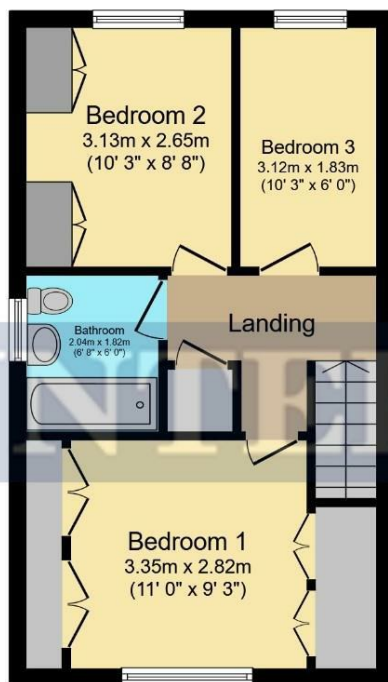
As you approach the house, you are greeted by an extensive wrap-around lawned garden, providing a wonderful space for children to play or for gardening enthusiasts to cultivate their green fingers. A convenient gate leads you to the rear garden, where you will find a low-maintenance block-paved patio area. This outdoor space is perfect for entertaining friends or enjoying a quiet evening under the stars, and it also features an outside tap for added convenience.

Floorplan



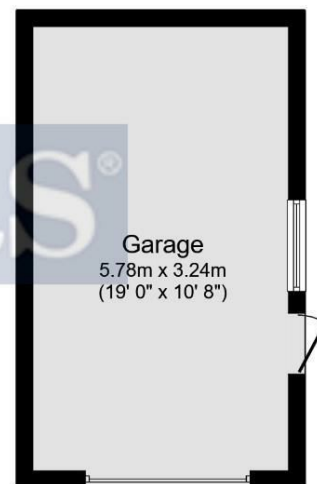
Ground Floor

Floor area 39.1 sq.m. (421 sq.ft.)



First Floor

Floor area 38.0 sq.m. (409 sq.ft.)



Garage

Floor area 19.3 sq.m. (207 sq.ft.)

Total floor area: 96.4 sq.m. (1,038 sq.ft.)

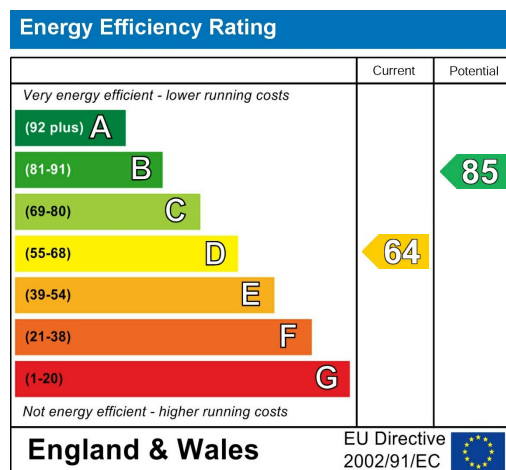
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN
Tel: 01709 894440 Email: dearnevalley@hunters.com
<https://www.hunters.com>

