



The Crescent

Bolton-upon-Deane, S63 8HS

Guide Price £120,000 - £130,000



- TWO DOUBLE BEDROOM TOWN HOUSE
- SPACIOUS LAYOUT
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND: A

- POPULAR LOCATION
- MODERN FIXTURE AND FITTINGS
- LARGE ENCLOSED REAR GARDEN
- GOOD COMMUTER LOCATION
- EPC RATING TBC

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Nestled in the charming area of Bolton-upon-Dearne, this delightful two-bedroom townhouse on The Crescent offers a perfect blend of comfort and convenience. As you enter the property, you are welcomed by a spacious entrance hall that leads into a bright and inviting lounge, ideal for relaxation or entertaining guests. The well-appointed kitchen diner provides a wonderful space for family meals and gatherings, ensuring that the heart of the home is both functional and welcoming.

On the first floor, you will find two generously sized double bedrooms, each offering ample space for furnishings and personal touches. The family bathroom is conveniently located, catering to the needs of the household with ease.

Outside, the property boasts a large enclosed rear garden, perfect for enjoying the outdoors in privacy, whether it be for gardening, play, or simply unwinding after a long day. Additionally, the driveway provides off-road parking, a valuable feature in today's busy world.

This townhouse is ideally situated for those seeking a good commute, with easy access to local amenities, making it a practical choice for both families and professionals alike. With its spacious layout and convenient location, this property presents an excellent opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely townhouse your new home.

ENTRANCE HALL

Through a composite entrance door this leads into the hallway, offering a great cloakroom space, with staircase leading to first floor landing, wall mounted radiator and doorway leading into the living room.

LIVING ROOM

15'6" x 10'10" (4.72 x 3.30)

A well presented and neutrally decorated living room with wall mounted radiator, uPVC window to the front, laminate 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.

KITCHEN DINING ROOM

15'2" x 9'0" (4.62 x 2.74)

A sleek and spacious kitchen/diner with an array of black and cream high gloss wall and base units providing plenty of storage, contrasting wood effect work surface over, stainless steel sink, drainer and mixer tap, integrated stainless steel electric oven and hob with extractor fan over, decorative splash back tiles to wall, under counter space and plumbing for washing machine, wall mounted radiator, large uPVC window over looking the garden and uPVC rear door,

LANDING

A roomy landing with doors leading to all bedrooms, bathroom and storage cupboard.

BEDROOM ONE

11'9" x 10'10" (3.58 x 3.30)

A generously sized double bedroom with uPVC window to the front, wall mounted radiator and laminate flooring to finish.

BEDROOM TWO

11'5" x 8'5" (3.48 x 2.57)

Another good sized double bedroom with laminate flooring, wall mounted radiator and uPVC window to the rear.

BATHROOM

6'5" x 9'7" (1.96 x 2.92)

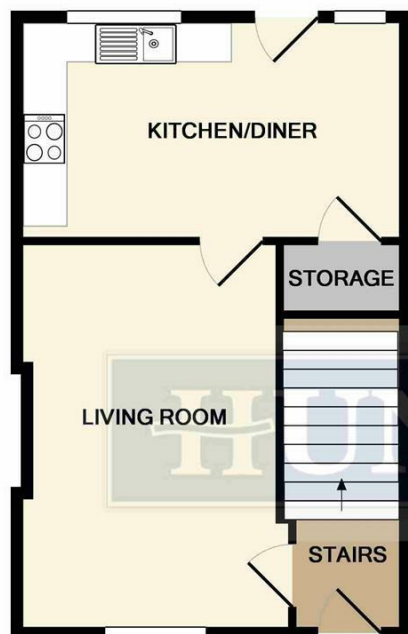
A stylish, sizeable family bathroom with three piece white bathroom suite, consisting of low flush WC, pedestal sink and bath with manual shower over, tiling to walls for easy clean, laminate style vinyl flooring, wall mounted radiator and uPVC frosted glass window to the rear.

EXTERIOR

To the rear of the property is a fully enclosed garden, mainly laid to lawn with large slabbed patio area ideal for entertaining family and friends in the summer months with wooden shed to the bottom of the garden providing outdoor storage.

To the front of the property is a concrete driveway allowing off road parking and giving access to front entrance door.

Floorplan

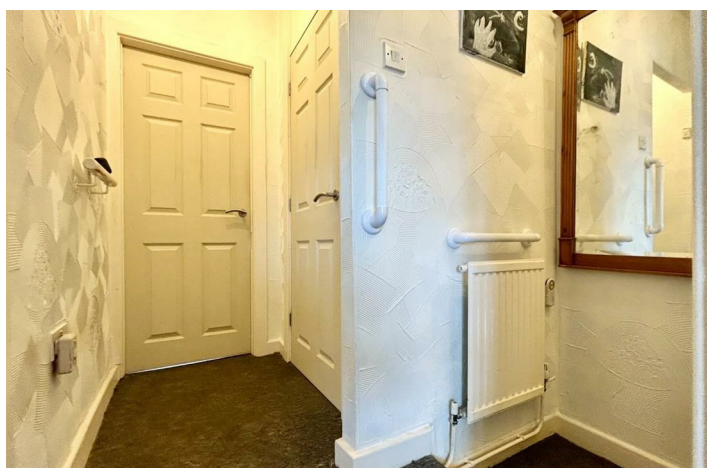
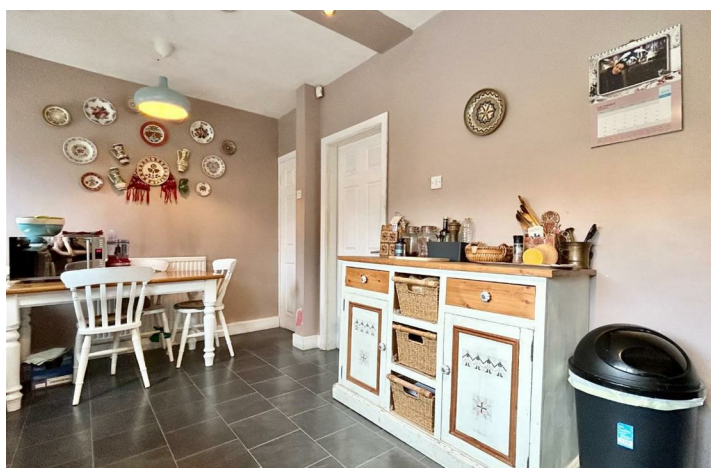


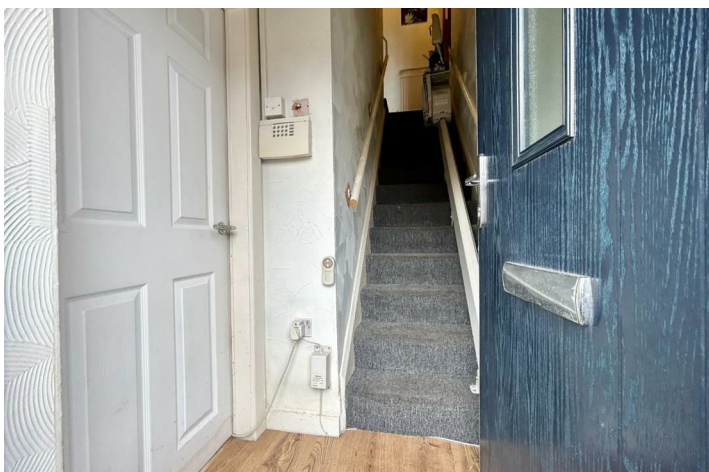
GROUND FLOOR



1ST FLOOR

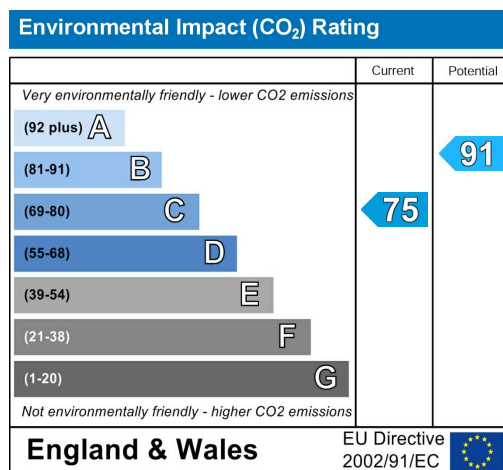
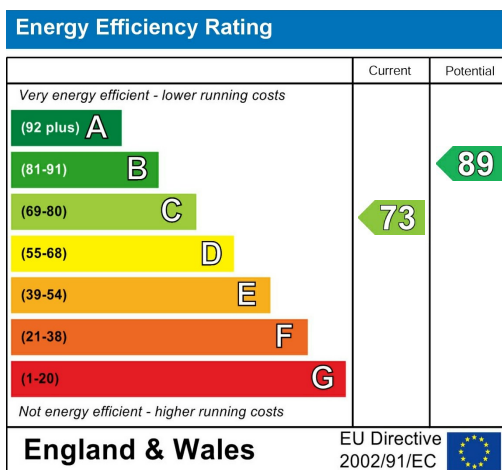
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Graph



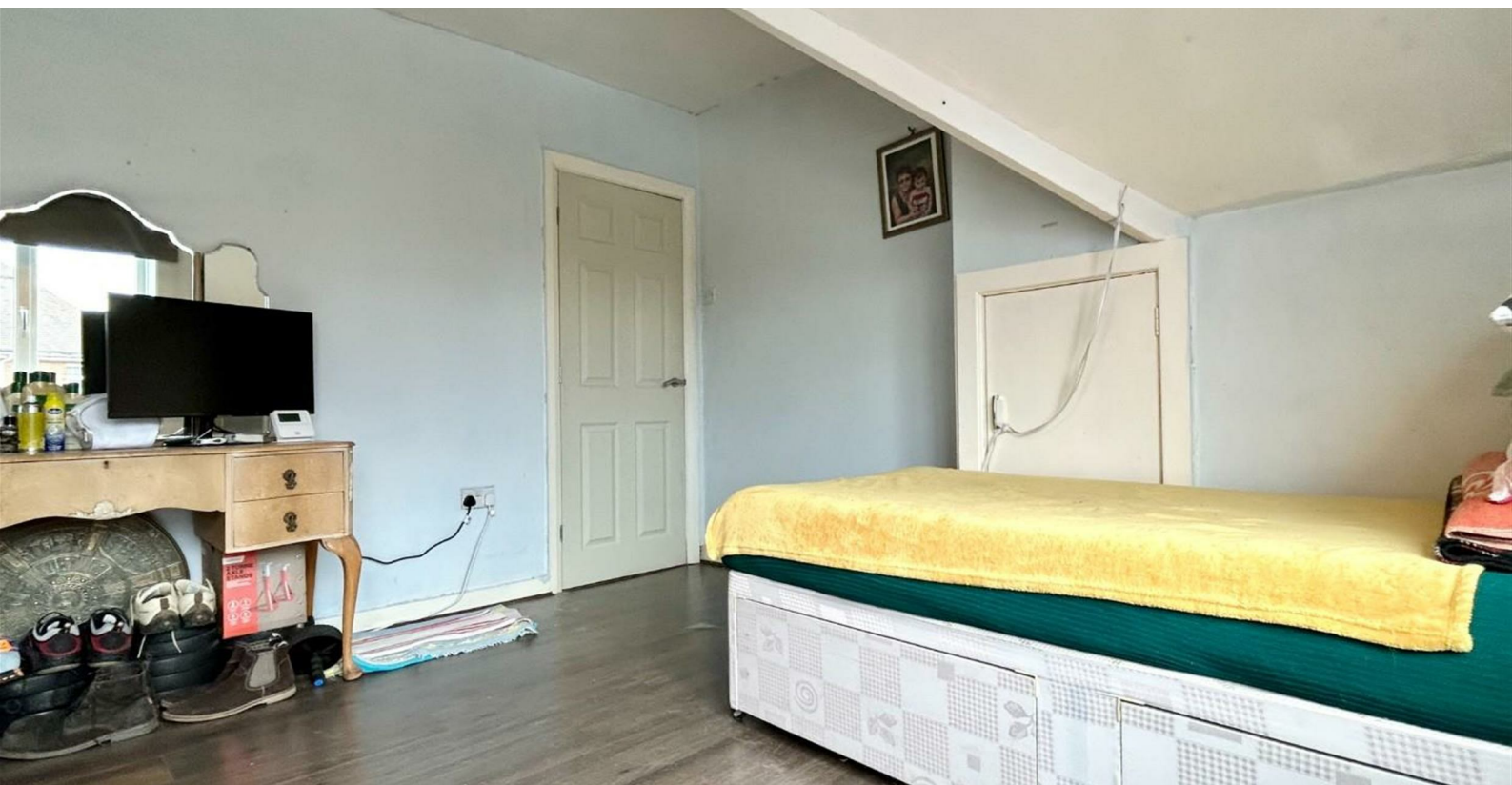
Viewing

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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