



Calder Road

Bolton Upon Dearne, S63 8JH

Offers In The Region Of £200,000



- FOUR BEDROOM DETACHED
- NO UPWARD CHAIN
- MODERN FIXTURE AND FITTINGS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING E
- SECURE OFF ROAD PARKING WITH GARAGE
- WELL MAINTAINED GARDENS
- GENEROUS DIMENSIONS
- GCH DG
- COUNCIL TAX BAND C

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WE ARE PLEASED TO OFFER FOR SALE THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME LOCATED ON A SOUGHT AFTER ESTATE WITHIN BOLTON UPON DEARNE. Boasting secure off road parking with paved drive and integral garage, well maintained front and rear gardens, modern fixtures and fittings with generous dimensions throughout. Close to all local amenities with the local train station minutes away, good public transport links to Rotherham, Barnsley and Doncaster, surrounded by reputable schools and within easy reach of the A1 and M1 making this an ideal location for any family. Property briefly comprises of living room/diner, kitchen/breakfast, utility room, four bedrooms one with en-suite and family bathroom. Viewings are a must!!
(PICTURES ARE TO A SIMIALR LIKENSS OF CURRENT CONDITION - PROPERTY IS BEING REDECORTAED)

ENTRANCE HALL

17'6" x 5'11" (5.33 x 1.80)

Through a white double glazed door this leads into the impressive hallway with wall mounted radiator. Staircase rising to first floor with doorways leading to the living/dining room and kitchen breakfast room.

LIVING ROOM / DINING ROOM

23'1" x 11'9" narrowing to 10'7" (7.04 x 3.58 narrowing to 3.23)

A bright and airy sumptuous living area drenched in natural light through a large uPVC window to the front elevation. This room gives plenty of space for all the family with decorative log burner in place giving this room a cosy feel. Further double patio doors entering the rear garden creating a light and airy dining area. Comprises of wall mounted radiators, aerial point and telephone point.

KITCHEN BREAKFAST ROOM

19'8" x 9'0" (5.99 x 2.74)

Well presented family kitchen/breakfast area, with a generous amount of wall and base units with complimentary work surfaces and enhanced by a spacious breakfast bar. Comprises of sink and drainer with stainless steel mixer tap, integrated four ring electric hob with electric oven. Large uPVC window letting natural sources of light shine into the kitchen area. Easy to clean splash back tiled walls with wall mounted radiator. Doors leading to utility room, hallway, living/dining room and integral garage.

UTILITY ROOM

8'10" x 6'3" (2.69 x 1.90)

A handy addition to any household, offering matching units and work surfaces to the main kitchen, built in sink and drainer with mixer tap, under counter space and plumbing for washing machine, added low flush WC and uPVC window looking out to rear garden with uPVC rear entrance door.

LANDING

Spacious landing with wall mounted radiator and doors leading to all bedrooms and bathroom.

MASTER BEDROOM

19'0" x 9'8" (5.79 x 2.95)

A generously sized master bedroom, boasting a wall of fitted wardrobes with over bed storage, neutral

décor with uPVC window to the front elevation and wall mounted radiator, Door leads into the en-suite shower room.

ENSUITE SHOWER ROOM

7'7" x 9'0" (2.31 x 2.74)

A serene and spacious ensuite shower room, comprising double walk in shower cubicle, low flush WC and wash basin. Tiles to walls with wall mounted radiator and frosted uPVC window.

BEDROOM TWO

12'0" x 10'9" (3.66 x 3.28)

A large double bedroom with plenty of room for furniture comprising large uPVC window overlooking the rear elevation and wall mounted radiator.

BEDROOM THREE

10'0" x 10'7" (3.05 x 3.23)

A further well presented double bedroom. Wall mounted radiator and uPVC window overlooking front elevation.

BEDROOM FOUR / STUDY

7'8" x 7'3" (2.34 x 2.21)

A single bedroom currently being used as the study room. Wall mounted radiator and uPVC window.

BATHROOM

7'10" x 5'6" (2.39 x 1.68)

The sizeable family bathroom is fitted with a three piece white suite, comprising of panelled bath with overhead shower, low flush WC and wash hand basin. Tiled walls with frosted uPVC window.

GARAGE

9'11" x 17'0" (3.02 x 5.18)

Offering that extra secure storage we all crave or further off road parking. Up and over garage door.

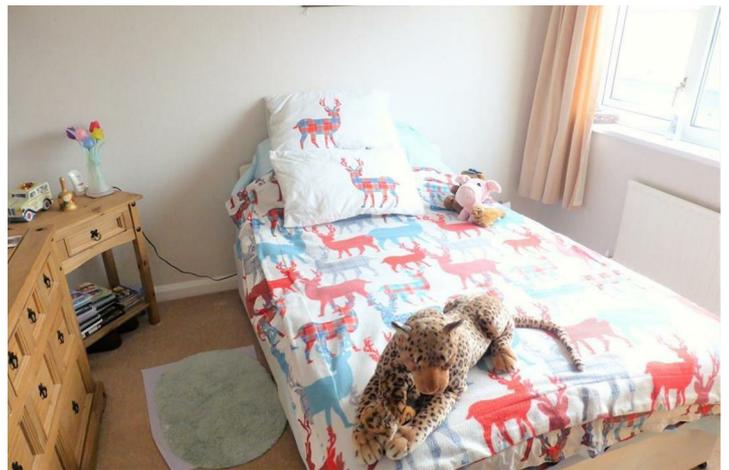
EXTERIOR

To the front of the property is ample off road parking for two or more cars with a driveway and integral garage, a low maintenance lawned area with established plants around.

To the rear of the property is a mainly laid to lawn garden area, with beautifully presented patio ideal for entertaining in the summer months.

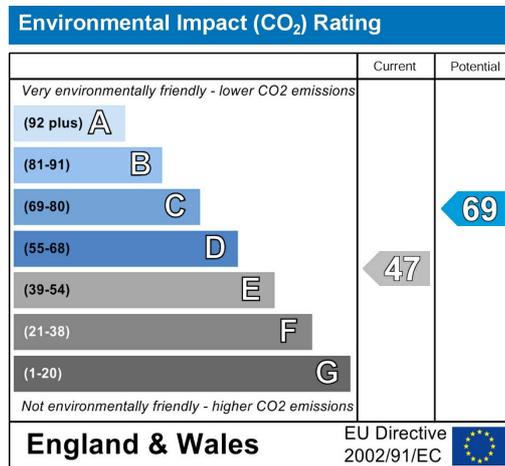
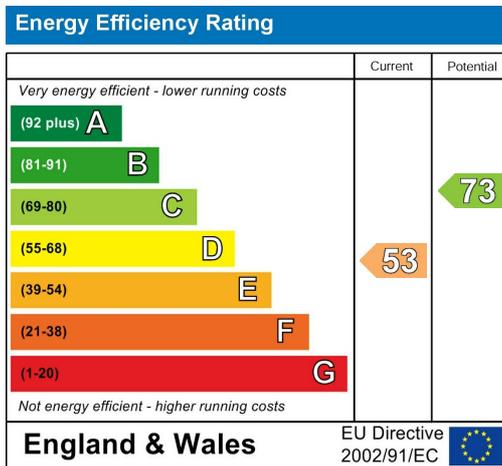
Floorplan







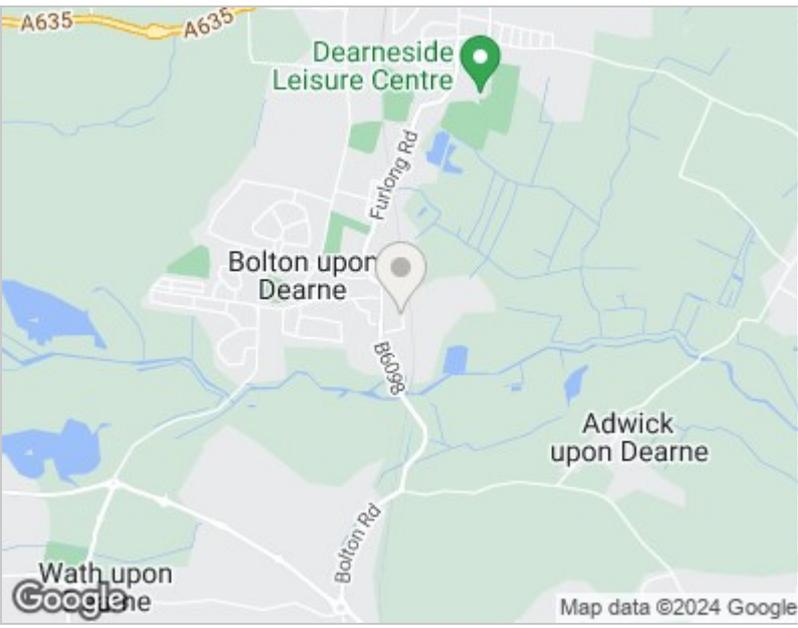
Energy Efficiency Graph



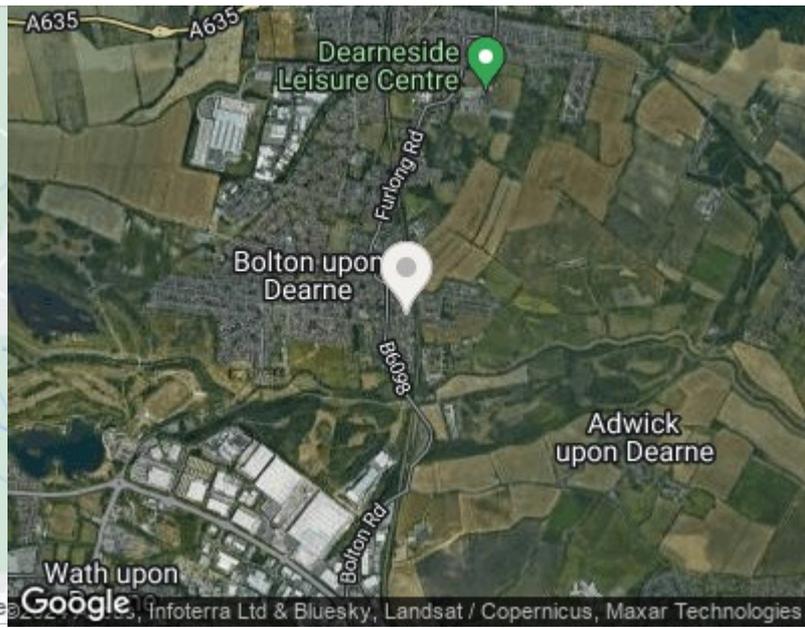
Viewing

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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