



Church Street

Bolton-Upon-Dearne, Rotherham, S63 8LP

Guide Price £120,000 - £130,000



- TWO BEDROOM DETACHED PROPERTY
- ENCLOSED REAR GARDEN
- WORKSHOP / OUTER BUILDING
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: D
- GARAGE AND DRIVEWAY PROVIDING OFF ROAD PARKING
- GENEROUS DIMENSIONS
- GOOD COMMUTE LOCATION
- GCH DG
- COUNCIL TAX BAND: A

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A BREATH OF FRESH AIR! SITUATED IN THE POPULAR VILLAGE OF BOLTON UPON DEARNE SITS THIS SPECTACULAR, UNIQUE TWO BEDROOM DETACHED PROPERTY. Boasting modern décor, generous dimensions throughout and secure off road parking. Close to all local amenities with local village shops a short walk away offering supermarkets, local business and public houses, surrounded by reputable schools, with good transport links either via road or rail to Rotherham, Barnsley, Doncaster and Sheffield. Property briefly comprises of Porch, Kitchen, Lounge, Dining Room, two double Bedrooms, Bathroom, Garage and Workshop. VIEWINGS ARE A MUST!!

PORCH

4'08 x 8'04 (1.42m x 2.54m)

Stepping through uPVC French doors leads you into this captivating property. Greeted by a fresh and welcoming space providing the perfect location to take off those muddy wellies. Further door leading into the Kitchen.

KITCHEN

7'02 x 8'09 (2.18m x 2.67m)

You really appreciate the added benefits created by this modern, exquisite kitchen. Being well designed, benefiting from tiled flooring with an array of wall and base units adding plenty of storage with complimentary work surface over, under counter plumbing, ceramic sink with mixer tap and space for freestanding cooker and fridge freezer. Double glazed window looking out into the rear garden with internal door leading to the Dining room.

DINING ROOM

12'07 x 11'06 (3.84m x 3.51m)

Beautifully designed dining area with two uPVC windows allowing natural sources of light. Comprising of laminate flooring, wall mounted radiator with plenty of space for a dining table and chairs providing the perfect space for entertaining family and friends. Open doorway leading into the inner hall and door leading to handy storage cupboard.

HALL

UPVC window to the side with door leading to the Lounge area and stairs rising to the first floor.

LOUNGE

13'00 x 11'04 (3.96m x 3.45m)

A fresh and welcoming space, having a front facing large uPVC window filling the room with natural light making this the perfect design for the principle reception room. Comprising of laminate flooring and wall mounted radiator.

LANDING

Doors leading to Bedroom One and Two.

BEDROOM ONE

13'01 x 11'05 (3.99m x 3.48m)

A large master bedroom having carpet flooring, wall mounted radiator and uPVC window to the front elevation. Plenty of space for bedroom furniture.

BEDROOM TWO

12'11 x 11'07 (3.94m x 3.53m)

A further double bedroom having laminate flooring with uPVC window and wall mounted radiator. Modern décor with doors leading to Bathroom and handy storage cupboard.

BATHROOM

7'01 x 8'08 (2.16m x 2.64m)

A generous sized family bathroom, with fully tiled walls and vinyl flooring. Fitted with three piece suite, comprising of panelled bath with shower, hand wash basin, low flush WC, uPVC frosted window and wall mounted radiator.

GARAGE

12'07 x 17'01 (3.84m x 5.21m)

Creating secure of street parking or extra storage space. Having power and lighting with up and over door.

WORKSHOP

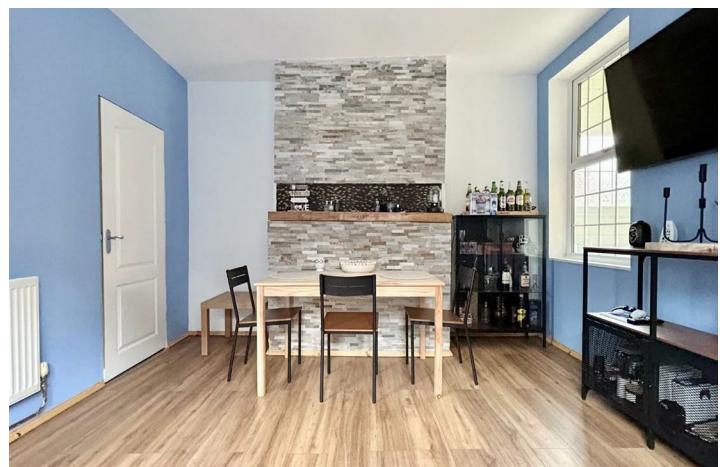
Brilliant addition to any property. Currently having its very own WC and separate storage room. This building gives the perfect opportunity to turn into a summer house or studio.

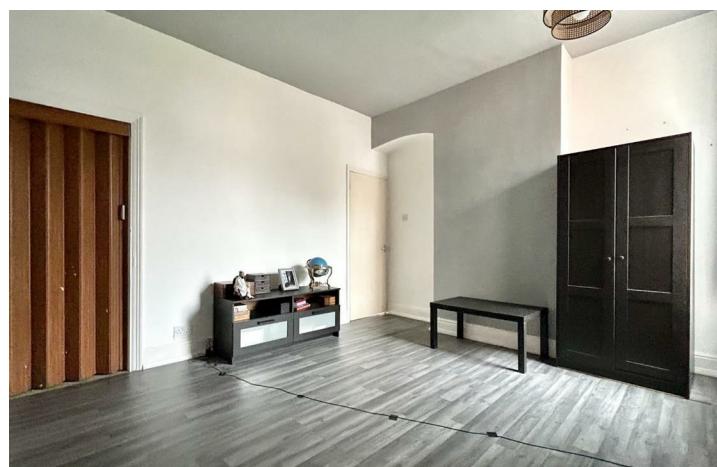
EXTERIOR

The front of the property has great kerb appeal. Having driveway and garage providing off road parking with steps rising to the gated enclosed rear garden and easy to maintain front garden area.

The magnificent grounds of this family home make a great impression on any guest, having a well landscaped easy to maintain garden area, benefiting from artificial grass and tall brick wall and fencing creating the perfect place to sit and unwind in the summer months.

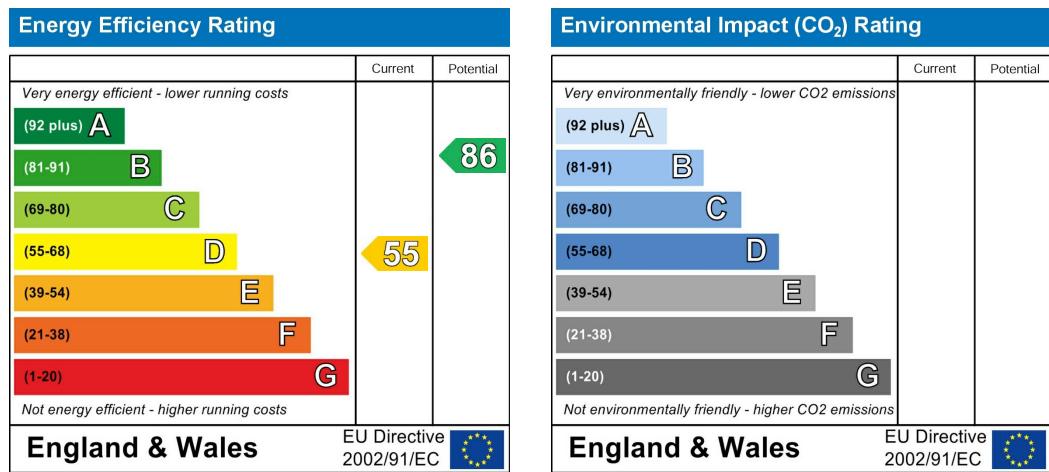
Floorplan







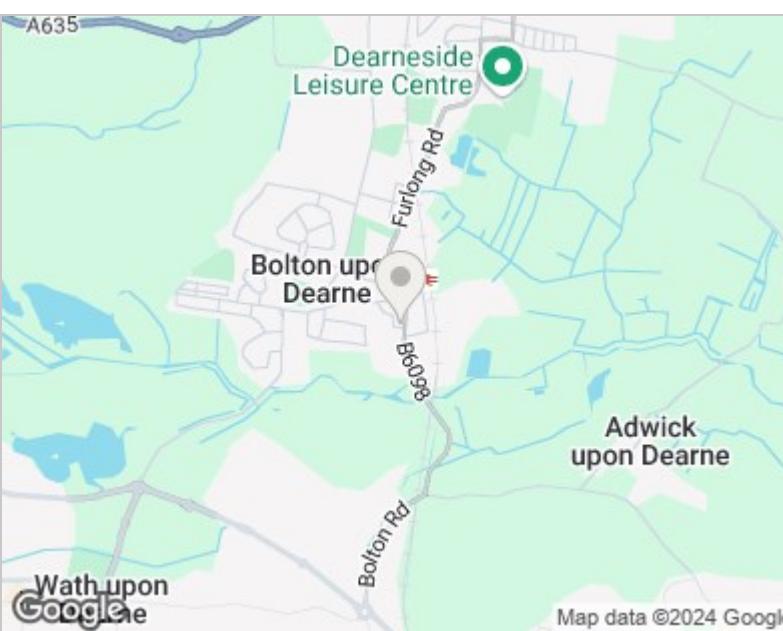
Energy Efficiency Graph



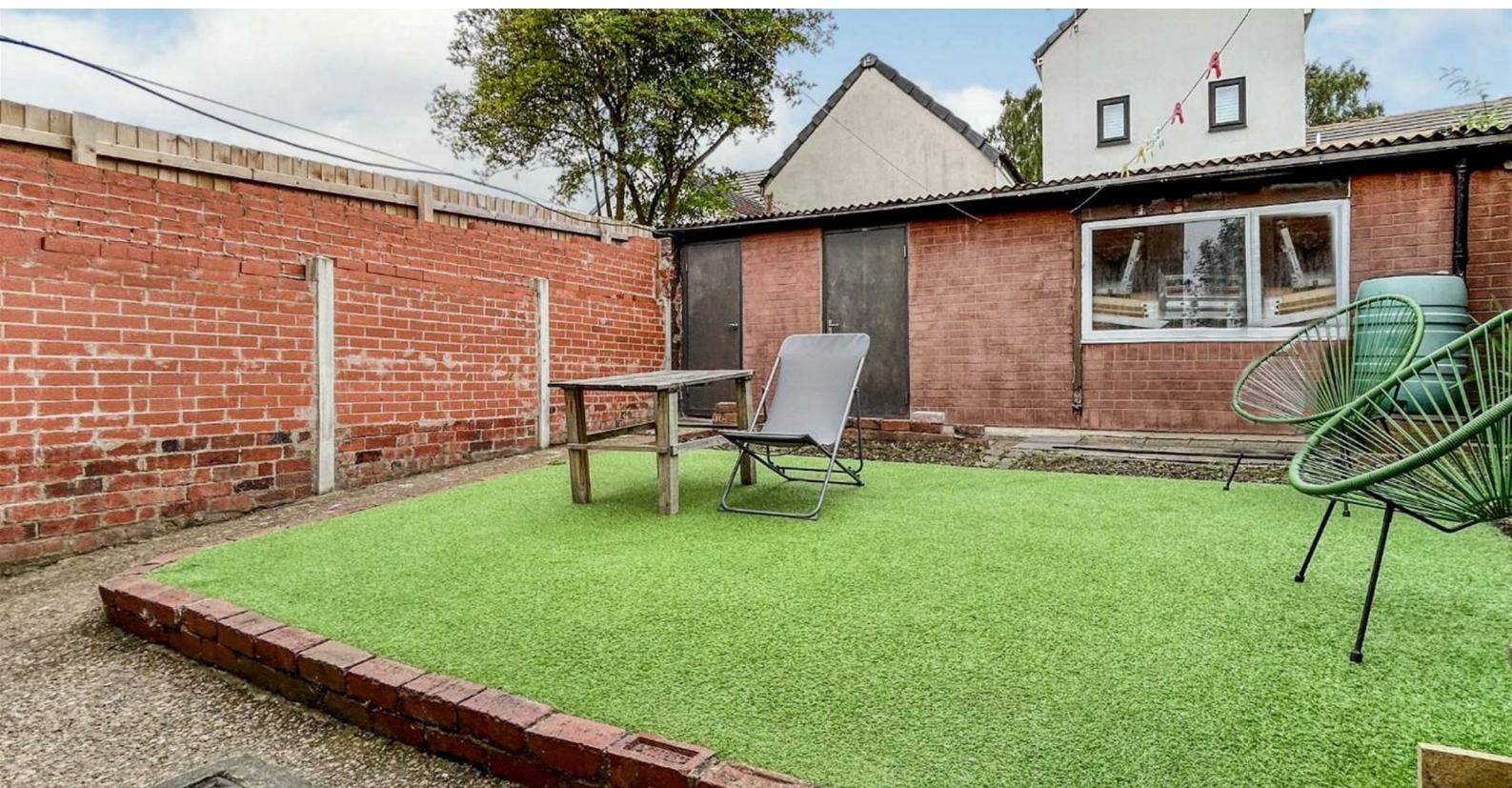
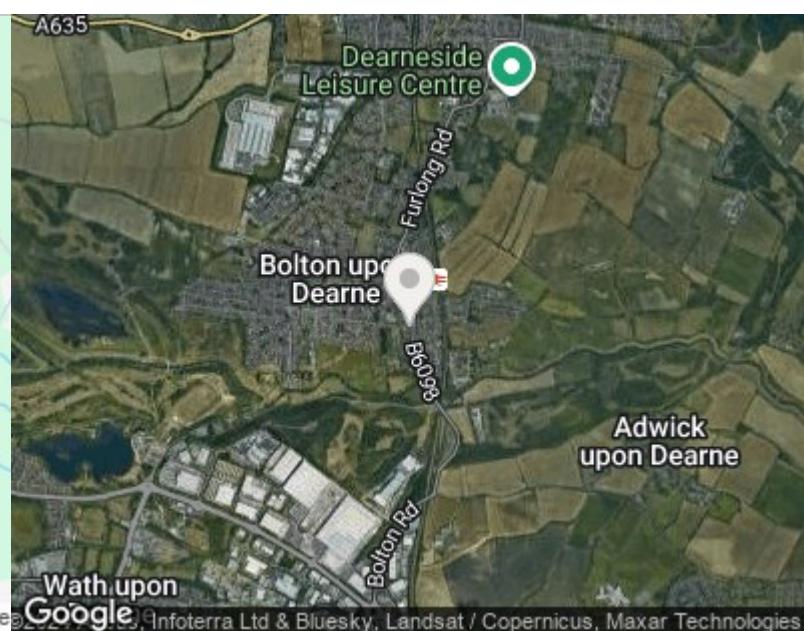
Viewing

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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