



## Lowfield Road

Bolton-Upon-Dearne, S63 8JD

Asking Price £130,000



- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING WITH DRIVE
- STUNNING VIEWS TO REAR
- SOUGHT AFTER LOCATION
- EPC RATING C
- NO UPWARD CHAIN
- LARGE ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND B

# Lowfield Road

Bolton-Upon-Dearne, S63 8JD

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## Public Notice

Address: 119 Lowfield Road, Bolton Upon Dearne, S63 8JD

We are acting in the sale of the above property and have received an offer of £133,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating C

Nestled in the desirable area of Lowfield Road, Bolton-Upon-Dearne, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Built in 2004, the property spans an impressive 907 square feet, providing generous dimensions throughout.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining. The well-appointed kitchen and dining area seamlessly connect to the living space, creating a warm and inviting atmosphere. The property boasts two modern bathrooms, ensuring ample facilities for family living.

One of the standout features of this home is the extensive driveway at the front, providing convenient off-road parking. The large enclosed rear garden is a true gem, offering stunning country views that create a peaceful retreat right at your doorstep. This outdoor space is perfect for family gatherings, gardening enthusiasts, or simply enjoying the fresh air.

Situated in a sought-after location, this property is conveniently close to all local amenities, making daily life effortless. With no upward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a family home, this semi-detached house presents an excellent opportunity in a lovely community. Don't miss your chance to view this delightful property.

## Entrance Hall

10'11" x 6'3" (3.33m" x 1.91m")

Via a uPVC front door this leads in to the welcoming entrance hall, having laminate to floor, stairs rising to first floor, uPVC window to side elevation, wall mounted radiator and doors leading to WC , kitchen and lounge/diner

## Downstairs WC

5'6" x 3'2" (1.68m" x 0.97m")

Handy addition to any busy house hold this room comprises of low flush WC, wash hand basin with under storage, splash back tiles, wall mounted radiator and frosted uPVC window to the front.

## Kitchen

9'2" x 11'2" to 7'6" (2.79m" x 3.40m" to 2.29m")

Kitchen having an array of wall and base units providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and hob with extractor fan over, space and plumbing for washing machines, vinyl flooring with wall mounted radiator and uPVC window to the front.

## Lounge/Diner

11'9" x 18'1" to 14'7" (3.58m" x 5.51m" to 4.45m")

Step inside the light and airy living space having not only uPVC window to the rear but French doors as well, not only bringing the outdoors in but filling this space with natural light, both over looking the garden and beautiful country views beyond, decorative coal effect fire place gives this room not only a focal point but a cosy feel, ample room for not only a seating area but a dining area as well making this the real hub of the home, with laminate to floor, wall mounted radiator and door to storage cupboard finishes this room.

## Landing

Landing having uPVC window to the side elevation and all doors leading to bedrooms and bathroom.

## Bedroom One

10'2" x 11'3" to 8'4" (3.10m" x 3.43m" to 2.54m")

Generously sized master bedroom with ample room for furniture and storage if needed, with wall

mounted radiator and uPVC window to the rear giving stunning country views.

## Bedroom Two

11'1" x 11'3" (3.38m" x 3.43m")

Further good sized double bedroom, with laminate to floor, wall mounted radiator and uPVC window to the front.

## Bedroom Three

9'3" x 7'4" (2.82m" x 2.24m")

Roomy single bedroom or great home office space, with built in cupboard providing that extra storage we all crave, wall mounted radiator and uPVC window to the front.

## Bathroom

5'4" x 6'6" (1.63m" x 1.98m")

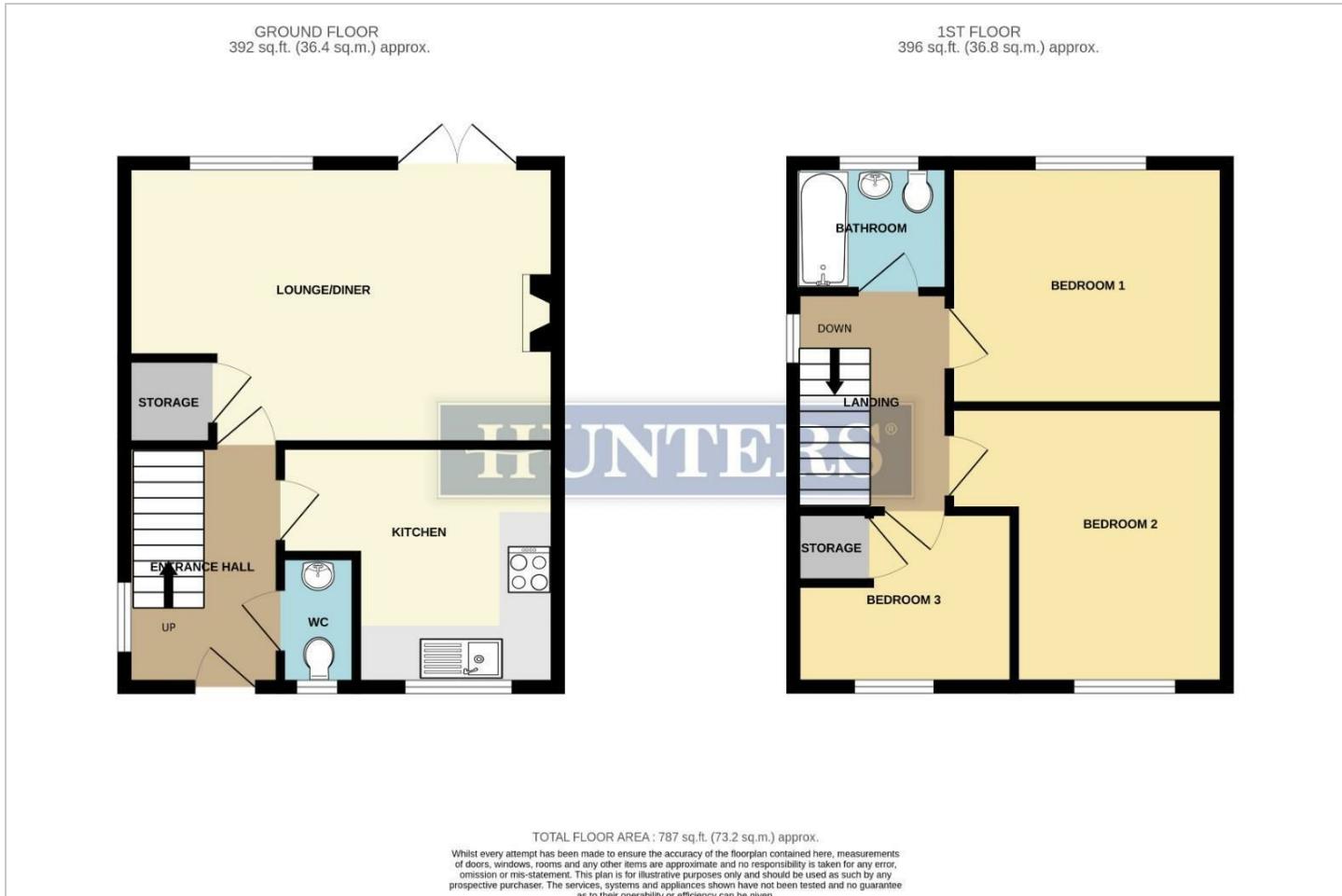
Perfect spot to relax and unwind the family bathroom is fully tiled for easy clean and comprising of low flush WC, wash hand basin and bath with shower over, chromed heated towel rail is mounted to the wall and frosted uPVC window to the rear finishes this room.

## Exterior

To the front of the property is an expansive well maintained driveway with ample of road parking for multiple cars, path leads to front entrance as well as down the side of the home giving access to the rear if needed.

At the rear is a fully enclosed large private garden, part paved area ideal for seating during the warmer months leading to the lawn with brick built storage to the bottom of the garden and looking out over roaming fields.

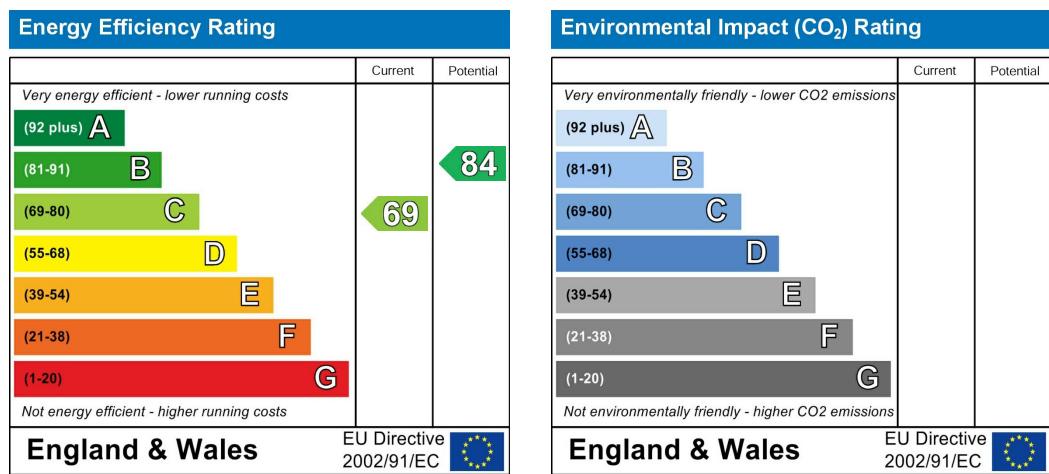
## Floorplan





Tel: 01709 894440

## 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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