

# HUNTERS®

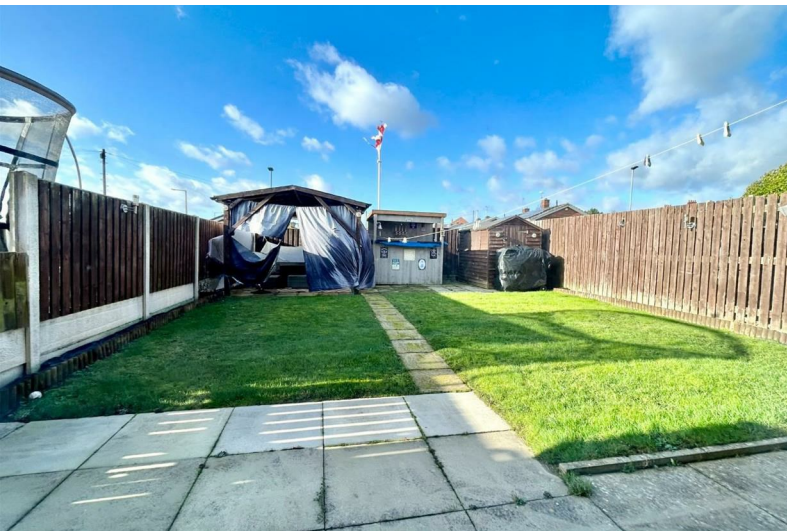
HERE TO GET *you* THERE



## Annie Senior Gardens

Bolton-Upon-Dearne, Rotherham, S63 8FL

Guide Price £210,000 to £220,000





# 3 Annie Senior Gardens

Bolton-Upon-Dearne, Rotherham, S63 8FL

Guide Price £200,000



## Kitchen/Diner

18'07" x 12'05" (5.66m" x 3.78m")

Via a white composite door this leads into the newly renovated and extended Kitchen/diner, the real hub of the home, comprising of a modern fitted kitchen with an array of wall and base units providing storage, contrasting work surface over with stainless steel sink, drainer and matching mixer tap, uPVC window to the front, integrated electric oven with gas hob and extractor fan over, space and plumbing for washing machine with decorative splash back tiles to walls, plenty of space for a large dining table to entertain family and friends, fully tiled floor with neutral décor, wall mounted radiator, aerial point in place and further doors leading to storage cupboard which also houses the combi boiler, WC and living room.

## WC

3'08" x 3'00" (1.12m" x 0.91m")

Handy addition to any busy house hold this room comprises of low flush WC, wash hand basin and wall mounted radiator.

## Living Room

18'06" x 11'03" (5.64m" x 3.43m")

Bright and airy living space with uPVC window and sliding doors to the rear not only filling this room with natural light but really bringing the outdoors in, having wooden floor, wall mounted radiators, aerial point and neutral décor, staircase then rises to first floor landing.

## Landing

Landing having access to loft hatch and built in storage cupboard, all doors then lead to all bedrooms and bathroom.

## Master Bedroom

12'07" x 9'10" (3.84m" x 3.00m")

Generously sized master bedroom with plenty of space to add storage and furniture if needed, neutrally decorated with wall mounted radiators and two uPVC windows to the front elevation letting in the natural light, further door then leads to the ensuite.

## Ensuite

5'04" x 5'07" (1.63m" x 1.70m")

Great addition to this family home is the ensuite, well designed and comprising of low flush WC, pedestal wash hand basin and shower unit, neutrally decorated with splash back tiles and frosted uPVC window to the front.

## Bedroom Two

11'06" x 9'00" (3.51m" x 2.74m")

Another good sized double bedroom, neutral décor with wall mounted radiator and uPVC window to the rear

## Bedroom Three

9'05" x 7'10" (2.87m" x 2.39m")

Smaller double or spacious single bedroom / office with uPVC window to the rear and wall mounted radiator.

## Bathroom

7'06" x 5'06" (2.29m" x 1.68m")

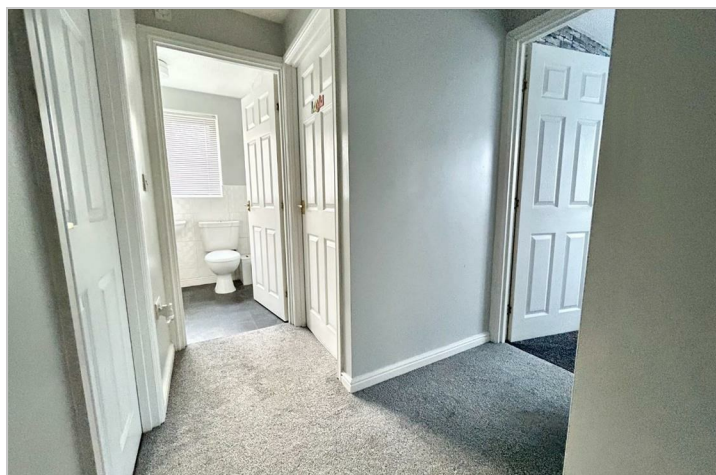
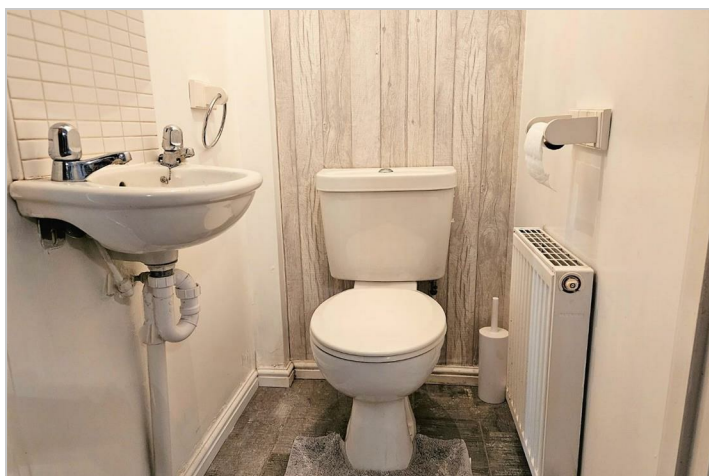
Great space to relax and unwind the family bathroom comprises of low flush WC, pedestal wash hand basin and bath, with splash back tiles to walls, frosted uPVC window to the side elevation and wall mounted radiator.

## Exterior

Tel: 01709 894440

To the front of the property is a well maintained driveway with access to up and over garage door leading to storage space adding that extra room we all crave, the rest of the garage has been used to extend and open up the kitchen/ diner, gated pathway then leads to side and rear access if needed.

To the rear is the large and fully enclosed garden, mainly laid to lawn with patio area which is ideal for seating in the summer months, purpose built bar for entertaining and well maintained lawn with flower beds to the boards.



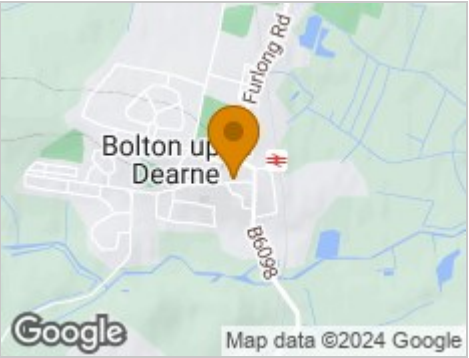
Road Map



Hybrid Map



Terrain Map



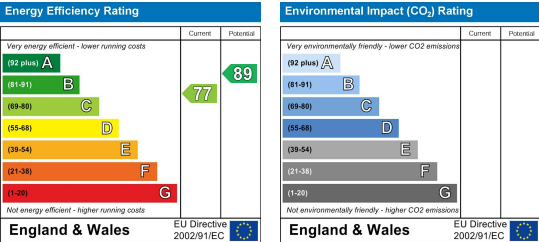
Floor Plan



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.

Energy Efficiency Graph



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.