

# HUNTERS<sup>®</sup>

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## Furlong Road

Bolton-Upon-Dearne, Rotherham, S63 8HU

Price Guide £290,000 - £300,000



- FIVE BEDROOM PLUS OFFICE AND STUDY, DETACHED FAMILY HOME
- OFF ROAD PARKING WITH DRIVE AND GARAGE
- HAVING ORIGINAL FEATURES IN PLACE
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING TBC
- NO UPWARD CHAIN
- ENCLOSED GARDEN
- GENEROUS DIMENSIONS THROUGHOUT THE HOME
- GCH / PART DG
- COUNCIL TAX BAND B

Tel: 01709 894440

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Nestled on Furlong Road in the charming area of Bolton-Upon-Dearne, Rotherham, this impressive detached family home offers a wealth of space and potential. Boasting five generously sized bedrooms, along with a study and an office, this property is perfect for families seeking room to grow or professionals needing a dedicated workspace.

As you enter, you will be greeted by two large reception rooms, each filled with character and original features that add a touch of charm to the home. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge, a formal dining area, or a vibrant playroom for the children.

The property also features two well-appointed bathrooms, ensuring convenience for busy family life. Outside, you will find an enclosed garden, providing a safe haven for children to play or for hosting summer gatherings with friends and family. The off-road parking, complete with a drive and garage plus work shop, adds to the practicality of this delightful home.

Notably, the front of the property was once a commercial space, offering the exciting possibility of returning it to its former use, should you desire. Located close to all local amenities, you will find shops, schools, and parks just a stone's throw away, making this home not only a comfortable retreat but also a convenient base for everyday living.

With no upward chain, this property is ready for you to make it your own. Whether you are looking to settle down in a spacious family home or seeking an investment opportunity, this detached house on Furlong Road is a must-see.

## Entrance Hall

Via the original heavy duty side wooden door this opens to the light and extensive entrance hall which weaves through the whole ground level, having neutral décor, newly fitted carpet to most of the hall, stairs rising to first floor with stained glass side window as well as further window facing the rear and a wood effect uPVC door opening to the rear, wall mounted radiator and all doors leading to living room, second reception, bathroom, access to cellar and hall finishes with doorway to kitchen and large open storage space with its own uPVC window.

## Living Room

The bright and airy living space is a room the whole family can enjoy, filled with natural light from three double glazed windows, wall mounted radiators, built in storage and shelves, newly fitted carpet, neutral décor with feature wall and aerial in place to finish.

## Second Reception / Dining Room

What was once used as a commercial business and could be again if needed, the second reception/dining room is a vast space you could use in many ways, currently having uPVC windows as well as uPVC and frosted glass panel door to the front flooding this room with natural light, with laminate to floor, neutral décor, wall mounted radiator and aerial point in place. This is a space where you can invite all friends and family to enjoy.

## Bathroom

This is the ideal spot to relax and unwind, not only having a four piece suite fitted but this bathroom also has the hidden gem of a built in sauna as well as large storage cupboard. The bathroom currently comprises of corner bath, wash hand basin, WC and bidet, having tiled floor as well as splash back tiles to walls for easy clean, decorated in neutral serene tones, with wall mounted radiator and frosted window to the side elevation.

## Kitchen/Breakfast Room

The roomy kitchen/breakfast room has ample space to have a dining table, a space for the family to enjoy meals together, with an array of wall and base units providing storage, contrasting work surface over, porcelain sink and drainer with gold mixer tap, modern wall mounted radiator, space for free standing cooker, tiled floor and windows to the front and side elevation, a further doorway opens to the utility room. The kitchen is also home to the property's combi boiler.

## Utility Room

A hide out for the washing, the spacious utility space is set up to make family life easier, having an array of base units for storage with contrasting worksurface over, stainless steel sink, drainer and matching taps, with space and plumbing for washing machine as well as space for free standing fridge/freezer, with tiled floor and window facing the side elevation.

## Landing

The roomy landing is decorated in neutral tones with newly fitted carpet, window to the side elevation, stairs rising to second floor and all doors leading to bedrooms 1 to 4 as well as family bathroom.

## Bedroom One

The generously sized master bedroom has fitted wardrobe and dresser as well as walk in cupboard providing that extra storage space we all crave, having neutral décor, wall mounted radiator and window to the front.

## Bedroom Two

Further good sized double bedroom, again with built in wardrobe and dresser for storage, with neutral décor, wall mounted radiator and window to the front.

## Bedroom Three

Roomy double bedroom, decorated in neutral tones, filled with natural light from two windows, one facing the side and the other the rear, finished with wall mounted radiator.

## Bedroom Four

Another good sized double bedroom, having wall mounted radiator, neutral décor, newly fitted carpet, window to the rear and built in storage cupboard with its own feature having diamond shaped window, this space would be a great dressing room.

## Family Bathroom

The serene family bathroom is a space for relaxation, having four piece suite fitted comprising of bath, pedestal sink, low flush WC and shower unit, with tiled walls and floor for easy clean, finished with wall mounted radiator and frosted window to the side elevation.

## Landing

The second floor landing gives you a cabin feel, having wooden floor as well as wooden panel walls, door lead to bedroom five as well as office and study.

## Bedroom Five

The sizeable fifth bedroom would be a child's dream, having wooden floor, wooden panelled walls and well as beams and built in bunks, a Velux style window to the side lets in natural light with two built in draws and desk space.

## Office

Great when working from home the office matches the feel of the second floor space, having wooden floor, wooden panelled walls and beams with built in desk area and also having built in bed bunk encase you want extra sleeping space, finished with a Velux style window to the rear.

## Study

Last but certainly not least the study has wooden floor and wooden panelled walls with beams, again with the built in desk space and bunk if you want to use as a bedroom finished with Velux style window to the side.

## Exterior

To the front is a yard area, enclosed by wall with decorative iron fencing and iron gate to access front entrance, this is an original feature from when it was used for commercial purpose, established bush sits to the boarder adding a splash of colour and a well maintained canopy sits to the front giving this already impressive home more character and kerb appeal. A barn style iron gate then opens to the side and rear of the home, allowing for ample off road parking.

The rear is a gem on its own, with sections the whole family can enjoy, firstly the concrete drive leads down to the back of the property where the garage is located, you can access the garage space via an up and over door, a car port is attached to one side giving even more off road parking space or storage with a work shop attached to the other side of the garage, the garden continues to flow to the side of the home with a paved area ideal for seating in the warmer months and having a brick built BBQ space, lawn sits to the centre with established hedges, plants, bushes and shrubs adding not only to the privacy but the beauty of this space.

# Floorplan



**Cellar**  
Floor area  
20.2 sq.m.  
(218 sq.ft.)

**Ground Floor**  
Floor area 95.0 sq.m. (1,023 sq.ft.)

**First Floor**  
Floor area 94.2 sq.m. (1,014 sq.ft.)

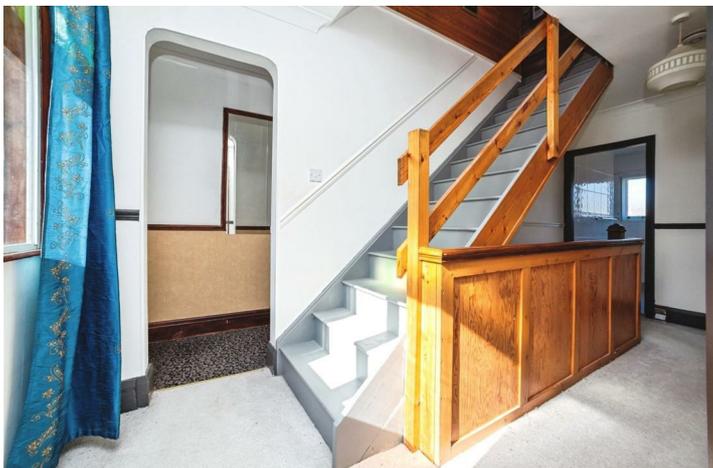
**Second Floor**  
Floor area 46.4 sq.m. (500 sq.ft.)

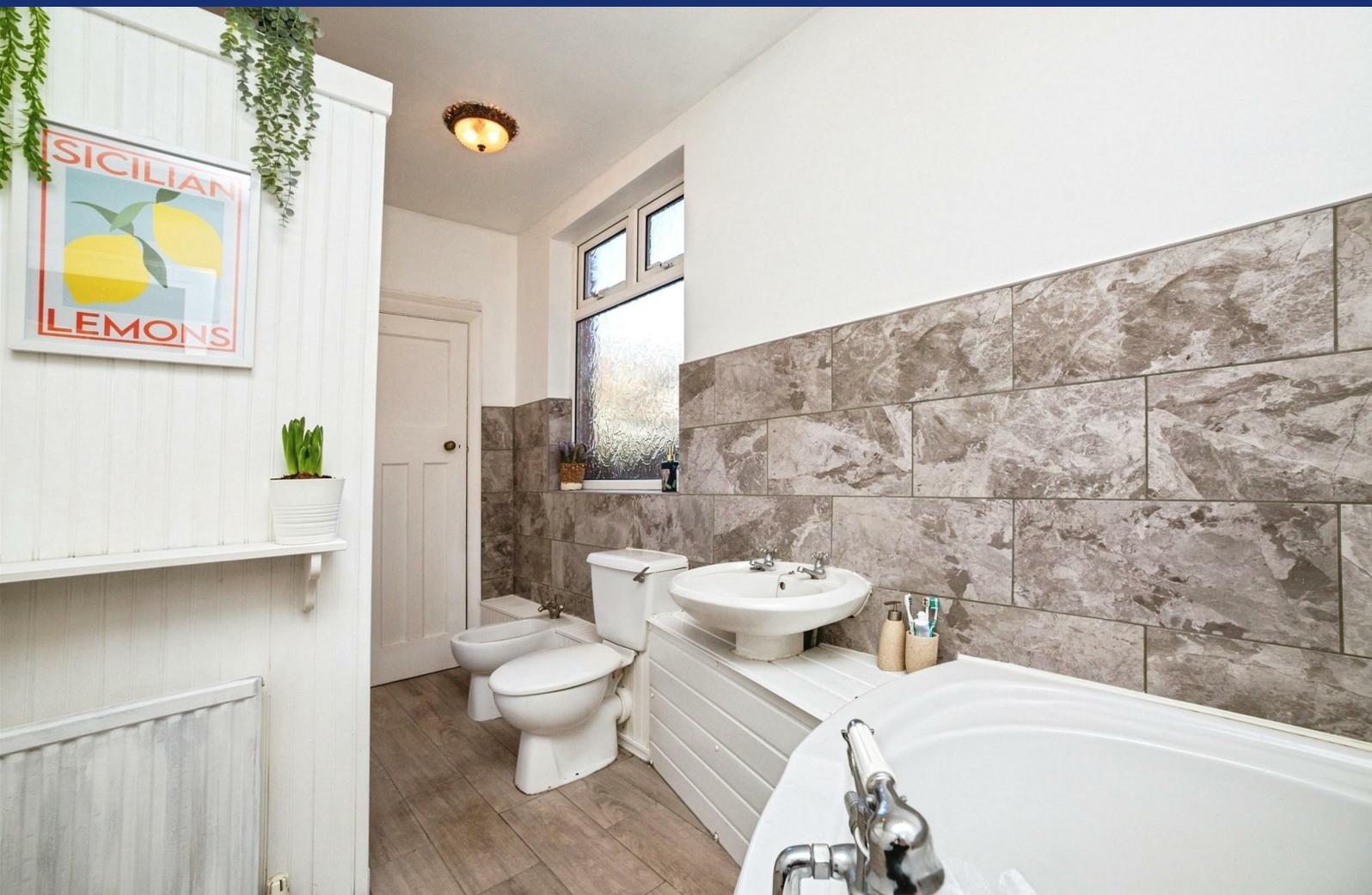
**Outbuilding**  
Floor area 53.4 sq.m. (575 sq.ft.)

Total floor area: 309.3 sq.m. (3,329 sq.ft.)

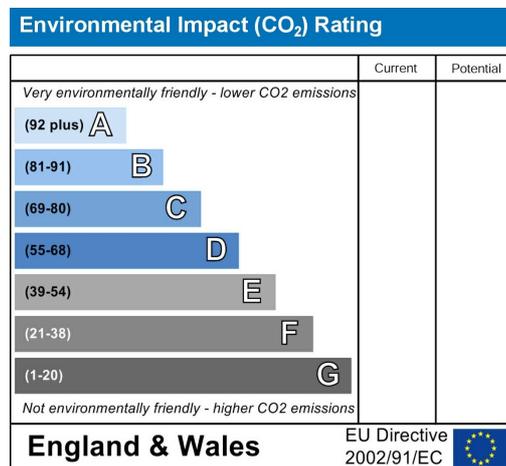
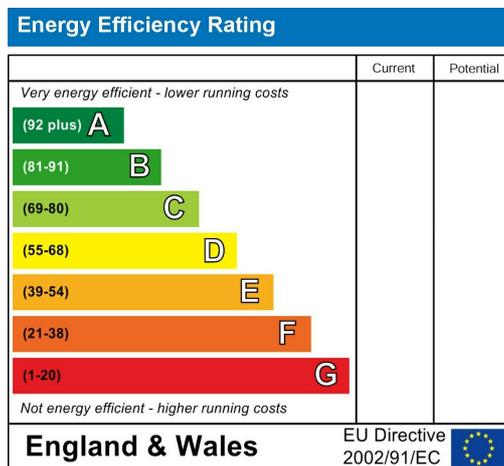
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)







## Energy Efficiency Graph



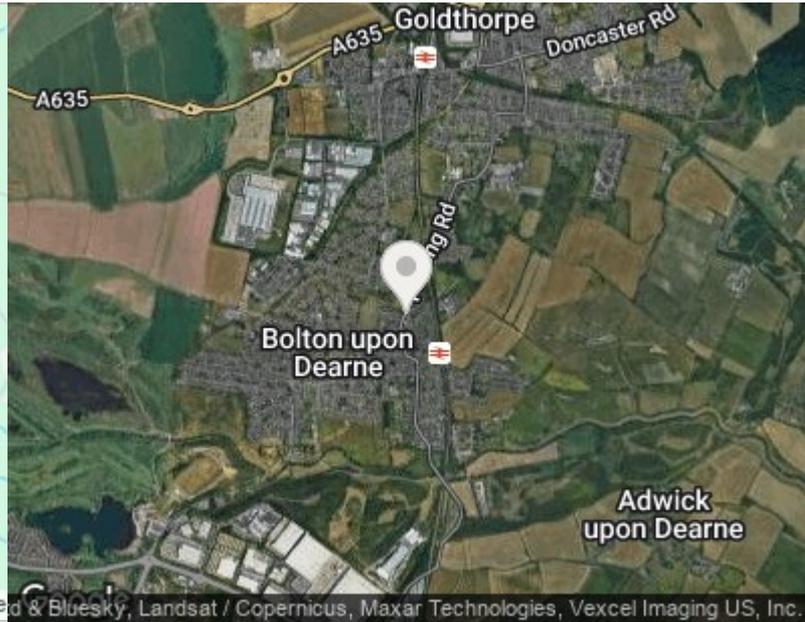
## Viewing

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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