



## Torver Drive

Bolton-Upon-Dearne, Rotherham S63 8NL

- TWO BEDROOMS
- QUIET LOCATION
- AMPLE PARKING
- KITCHEN & DINING AREA
- SEMI DETACHED HOUSE
- ENCLOSED GARDENS & PATIO
- COMBINATION BOILER
- EPC RATING D

**Offers In The Region Of £140,000 Freehold**







**\*\*\*ATTENTION FTB'S AND INVESTORS\*\*\*** Take a look at this excellent two bedroom semi detached house situated in a good location in Bolton upon Dearne. Close to M1/M18 and A1 link roads and a short walk from the local train station this property is an ideal investment for any landlord or first time buyer.

#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

##### **ENTRANCE HALLWAY**

Stairs to first floor landing. Single panelled central heating radiator. Laminate wood effect flooring.

##### **LOUNGE**

12'5" \* 8'7"

uPVC double glazed window to front and side elevations. Surround with tiled back and hearth. TV aerial socket. Single panelled central heating radiator. Understairs storage space and cupboard.

##### **KITCHEN/DINER**

12'5" \* 7'9"

uPVC double glazed window to rear and side elevations. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Space and plumbing for an automatic washing machine. Space for fridge/freezer. Single drainer stainless steel sink unit with mixer tap. uPVC double glazed French doors. Tiles to splash back areas.

#### **FRIST FLOOR ACCOMMODATION**

##### **LANDING**

uPVC double glazed window to side elevation. Stair from entrance hallway. Loft access point.

##### **BEDROOM ONE**

11'5" \* 9'3"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Two storage cupboards to on wall, one containing combination boiler.

##### **BEDROOM TWO**

9'3" \* 6'0"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

##### **BATHROOM**

6'2" \* 5'10"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower over, low flush WC and hand wash pedestal basin. Single panelled central heating radiator. Half tiling to splash back areas, fully tiled to shower area.



## OUTSIDE AND GARDENS

To the front there is a driveway which continues down the side of the property allowing off road parking for several cars. To the rear is a good size fenced garden mostly grass with paved patio area.

## VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).

## MAKING AN OFFER

Before contacting a Building Society, Bank, Solicitors or Mortgage Advisor you should make an offer to Churchills. Any delay may result in the sale being agreed to another party incurring unnecessary costs. Under the Estate Agents Act (1979) you will be required to give us financial information in order to verify your position before we can recommend your offer to our vendor.

## IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS.** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are

advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

## THINKING OF SELLING

If you like the way we present our property particulars and are considering selling your home, please contact us on 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com) for one of our qualified partners to give you a valuation and marketing advice of your home.

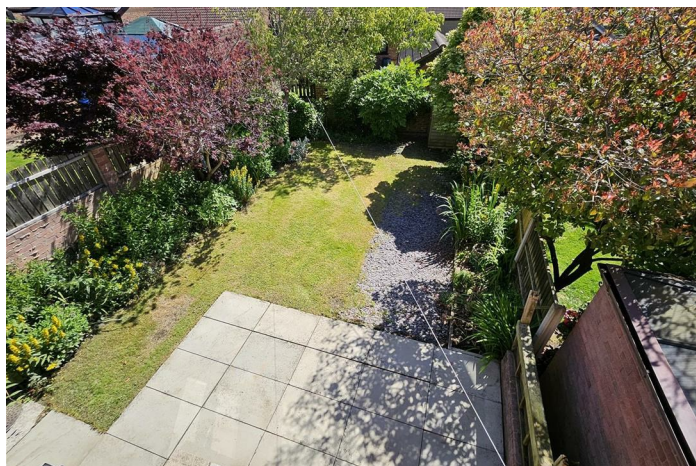
## MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.





**Local Authority Barnsley**  
**Council Tax Band A**  
**EPC Rating D**



**Churchills Sales Office**

16 High Street, Mexborough, South  
Yorkshire, S64 9AS

**Contact**

01709 582880  
[Info@churchillsestateagents.com](mailto:Info@churchillsestateagents.com)  
[www.churchillsestateagents.com](http://www.churchillsestateagents.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.