

# Churchills

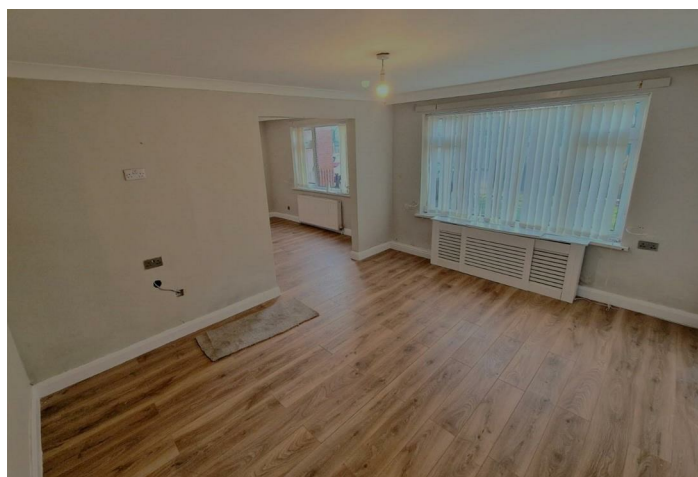


## The Green

Bolton-Upon-Dearne, Rotherham S63 8HN

- FOUR BEDROOMS
- LOUNGE & DINING ROOM
- CONSERVATORY
- OPEN ASPECTS TO REAR
- SEMI DETACHED HOUSE
- DOWNSTAIRS WC
- OFF ROAD PARKING
- EPC RATING C

**Offers In The Region Of £170,000 Freehold**





**\*\*\*ATTENTION ALL BUYERS\*\*\*** This four bedroom semi detached house situated in a good area of Bolton upon Dearne. Ideal for any growing family or investor. Close to local shops and amenities and ideal for M1/M18 and A1 link roads.

#### **GROUND FLOOR ACCOMMODATION**

uPVC double panelled doorway opens into:

#### **ENTRANCE HALLWAY**

Stairs to first floor landing with handrail, spindles and newel posts. Understairs storage area. Single panelled central heating radiator. Ceramic tiled floor.

#### **DOWNSTAIRS WC**

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC and hand wash pedestal basin with storage beneath. Ceramic tiled floor.

#### **DINING ROOM**

11'11" \* 9'11"

uPVC double glazed window to front elevation. Double panelled central heating radiator. New laminate wood effect flooring. Open plan through to:

#### **LOUNGE**

14'11" \* 11'10"

uPVC double glazed window to front elevation. single panelled central heating radiator. New laminate wood effect flooring.

#### **KITCHEN**

11'10" \* 7'10"

uPVC double glazed window to rear elevation. Range of gloss wall and base units with roll edged work surfaces, built in cooking facilities comprising of electric oven and five burner gas hob with chimney type extractor hood. Space and plumbing for an automatic washing machine. One and a half bowl single drainer sink unit with mixer tap. Tiles to splash back areas. Ceramic tiled floor. Heated towel rail.

#### **BEDROOM FOUR / STUDY**

8'6" \* 6'9"

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

## CONSERVATORY

8'10" \* 7'10"

uPVC double glazed windows to three elevations and uPVC double glazed French doors to rear garden. Ceramic tiled floor.

## FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double glazed window to rear elevation. Stairs from entrance hallway with handrail, spindles and newel posts.

### BEDROOM ONE

13'0" \* 10'9"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Range of fitted wardrobes and drawers to one wall.

### BEDROOM TWO

10'9" \* 9'10"

uPVC double glazed window to front elevation. Single panelled central heating radiator. New laminate wood effect flooring. Range of fitted wardrobes to one wall.

### BEDROOM THREE

10'6" \* 10'0"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Laminate wood effect flooring. Storage cupboard off housing combination boiler.

### BATHROOM

13'5" reducing to 8'3" \* 6'7"

uPVC double glazed window to side elevation. Suite in white comprising of bath, low flush WC and hand wash pedestal basin. Separate shower cubicle with power shower. Fully tiled to all walls and floor. LED downlights and extractor to ceiling.

### OUTSIDE AND GARDENS

To the front is a block paved driveway and grassed area with parking for several cars. To the rear is a good size private garden with open aspects to the rear. Paved patio area leading to gazebo and grassed 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.

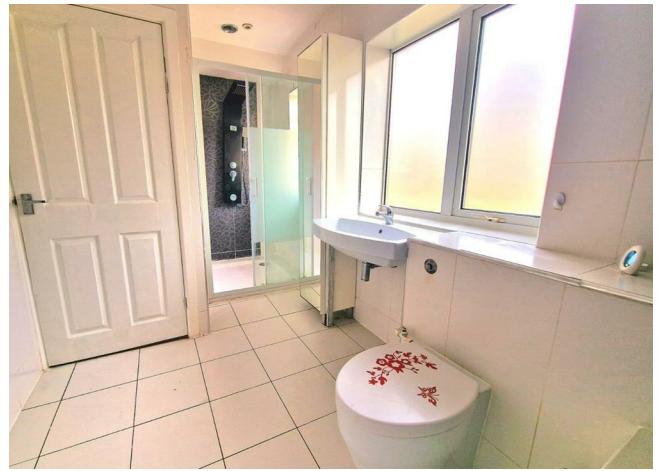
## **THINKING OF SELLING**

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.

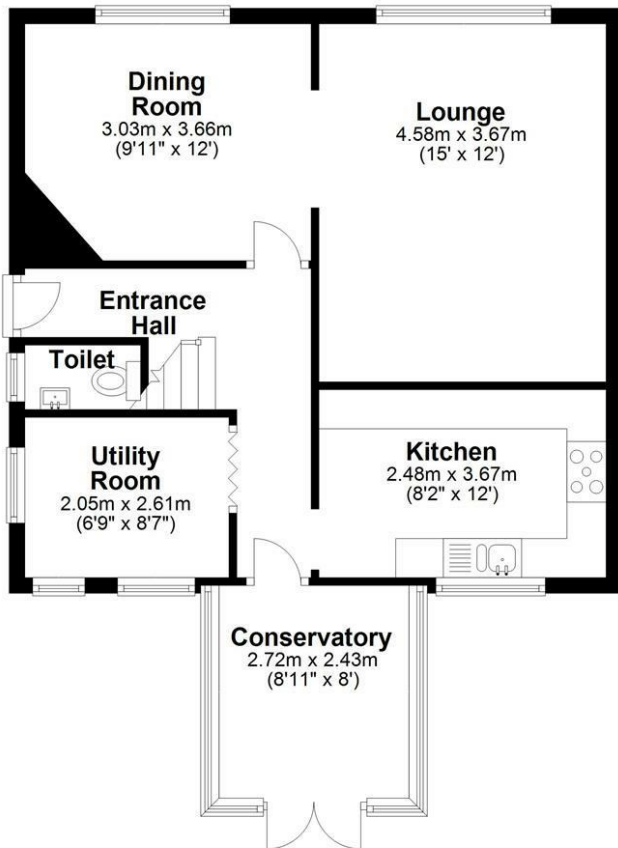




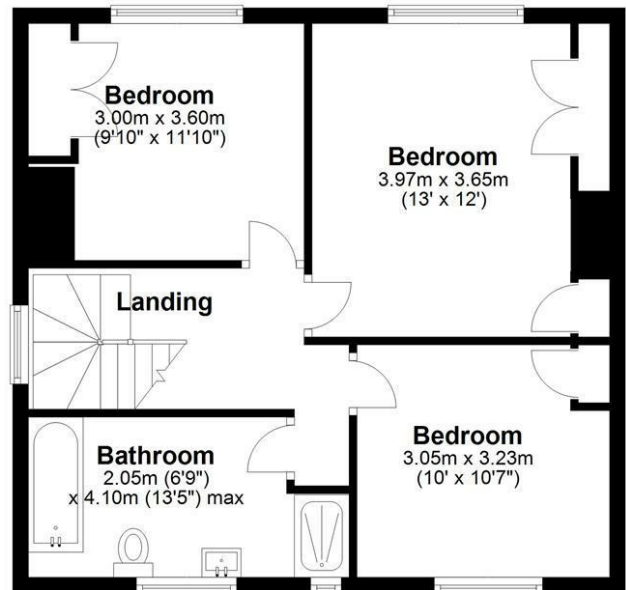
Local Authority Barnsley  
Council Tax Band C  
EPC Rating C



Ground Floor



First Floor



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**Contact**

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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.