

**Churchills**

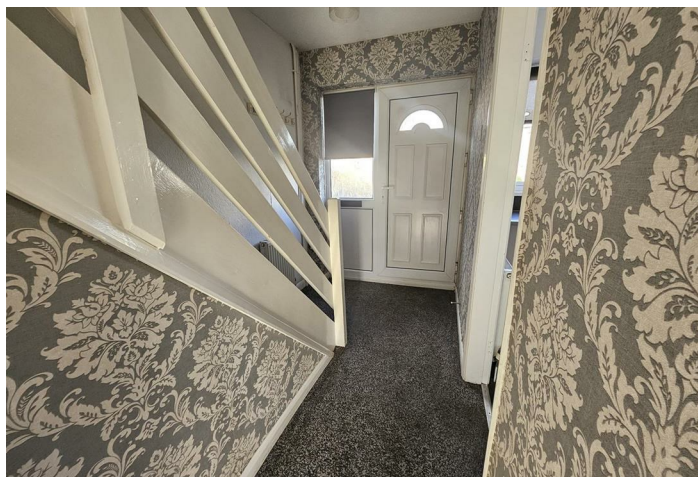


## Coniston Drive

Bolton-Upon-Dearne, Rotherham S63 8NE

- TWO BEDROOM
- DETACHED GARAGE
- COMBINATION BOILER
- EPC RATING C
- SEMI DETACHED HOUSE
- DRIVEWAY
- uPVC DOUBLE GLAZED

**Offers In The Region Of £129,999 Freehold**





Welcome to this charming two-bedroom semi-detached house located on Coniston Drive in the picturesque Bolton-Upon-Dearne.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property boasts two well-appointed bedrooms, ideal for a small family or those looking for a guest room or home office space.

One of the highlights of this property is the detached garage, offering ample storage space or the possibility of converting it into a workshop or hobby room. Additionally, the driveway provides parking for two vehicles, making it convenient for homeowners with multiple cars or guests.

Don't miss the opportunity to make this lovely semi-detached house your new home. Contact us today to arrange a viewing and experience the charm and potential this property has to offer.

#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

#### **ENTRANCE HALLWAY**

Stairs to first floor landing. Single panelled central heating radiator.

#### **LOUNGE**

13'6" \* 12'7"

uPVC double glazed French doors to rear garden. Double panelled central heating radiator. Understairs storage cupboard. TV aerial socket.

#### **KITCHEN**

8'8" \* 7'8"

uPVC double glazed window to front elevation. Range of wall and base units with roll edged work surfaces. Space and plumbing for an automatic washing machine, fridge and freezer units. Space for slot in cooker. Single drainer stainless steel sink unit with mixer tap. Tiles to splash back areas. Single panelled central heating radiator.

#### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Stairs from entrance hallway. Loft access point. Storage cupboard off.

#### **BEDROOM ONE**

10'11" \* 10'7"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Storage cupboard off housing combination boiler.

## **BEDROOM TWO**

10'6" \* 7'3"

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

## **BATHROOM**

6'5" \* 5'10"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with direct feed shower over, low flush WC and hand wash pedestal. uPVC cladding to shower area and ceramic tiles to floor. Single panelled central heating radiator.

## **DETACHED GARAGE**

22'0" \* 8'3"

Up and over door. Light and power supplies. uPVC double glazed and panelled doorway to side elevation.

## **OUTSIDE AND GARDENS**

To the front is a good size lawned garden with driveway with parking for several cars, leading to a detached garage. To the rear is a fenced garden with artificial grass and decked patio area.

## **VIEWINGS**

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

## **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**

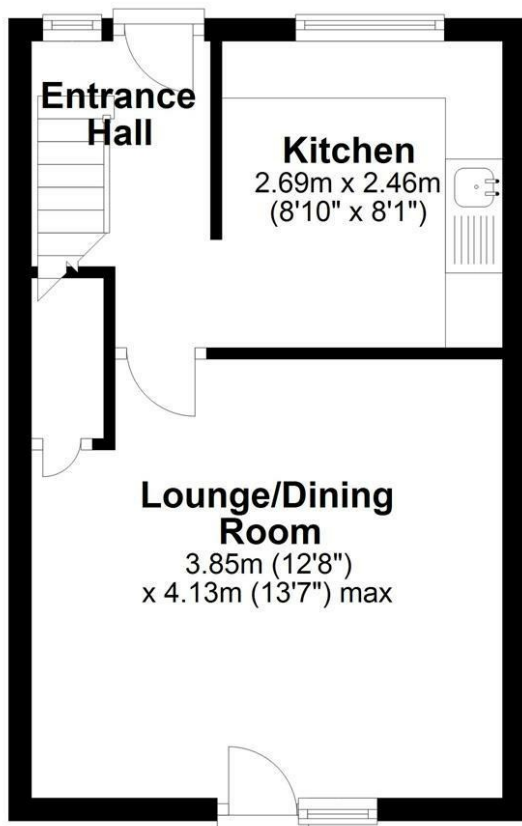
Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.



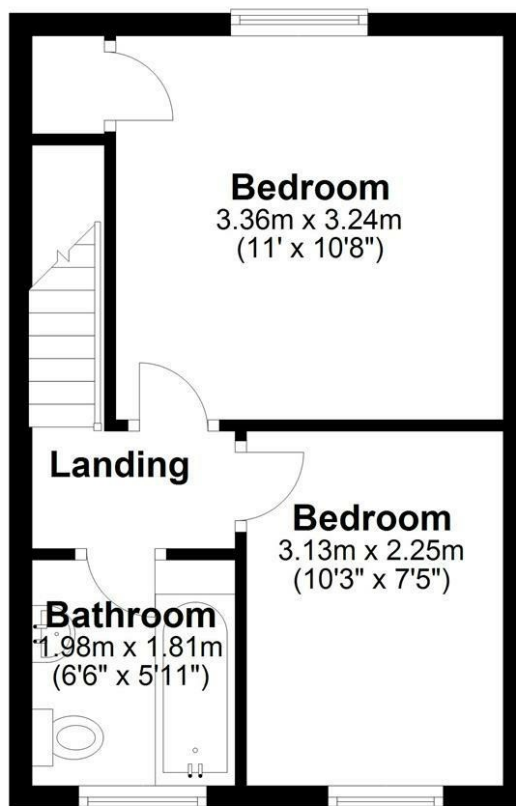
Local Authority Rotherham  
Council Tax Band A  
EPC Rating C



## Ground Floor



## First Floor



### Churchills Sales Office

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### Contact

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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.