

# Churchills



## Coniston Drive

Bolton upon Dearne S63 8NE

- TWO BEDROOMS
- MODERN INTERIOR
- ENCLOSED GARDEN
- GOOD LOCATION
- SEMI DETACHED HOUSE
- LOUNGE / DINER
- OFF ROAD PARKING
- EPC RATING D

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





Welcome to this charming two-bedroom semi-detached house located on Coniston Drive in the picturesque Bolton upon Dearne. This modern property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With two well-appointed bedrooms, there is ample space for a small family, a couple, or even a single individual looking for a cozy home.

One of the standout features of this lovely home is the off-road parking available, providing you with a hassle-free parking solution right at your doorstep. Whether you have guests visiting or simply want the convenience of parking your own vehicle securely, this feature is sure to impress.

Don't miss out on the opportunity to make this delightful semi-detached house your new home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.



#### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

#### ENTRANCE HALLWAY

Stairs to first floor landing with handrail, spindles and newel posts. Laminate wood effect flooring. Double panelled central heating radiator.

#### KITCHEN

8'9" \* 7'8"

uPVC double glazed window to front elevation. Range of modern wall and base units, glass display unit and roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with extractor over. Laminate wood effect flooring. Tiles to splash back areas. Integrated fridge and freezer units and automatic washing machine. LED downlights to ceiling.

#### LOUNGE

13'6" \* 13'0"

uPVC double glazed windows to rear elevation. Integrated breakfast bar. Feature panelled wall, single central heating radiator. Understairs storage cupboard off. uPVC double glazed French doors to rear elevation.

#### FIRST FLOOR ACCOMMODATION

#### LANDING

Stairs from entrance hallway. uPVC double glazed window to side elevation. Loft access point. Storage cupboard off housing combination boiler.

#### BEDROOM ONE

10'7" \* 10'6"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Walk in wardrobe / storage cupboard off.



## BEDROOM TWO

10'7" \* 7'4"

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

## BATHROOM

7'4" \* 5'4"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with shower tap attachment, low flush WC and hand wash pedestal basin. Fully tiled to all walls. Cladding to ceiling. Single panelled central heating radiator. Extractor fan.

## OUTSIDE AND GARDENS

To the front is a good size driveway and parking for several cars. The side gates give access to the rear featuring an Indian Stone patio area leading to the lawned garden.

## INFORMATION

The furniture within the property is available to purchase by separate negotiation with the owner. To include blinds, sofa, beds, wardrobes, TV, kitchen white goods, cabinets, garden furniture & shed.

## 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

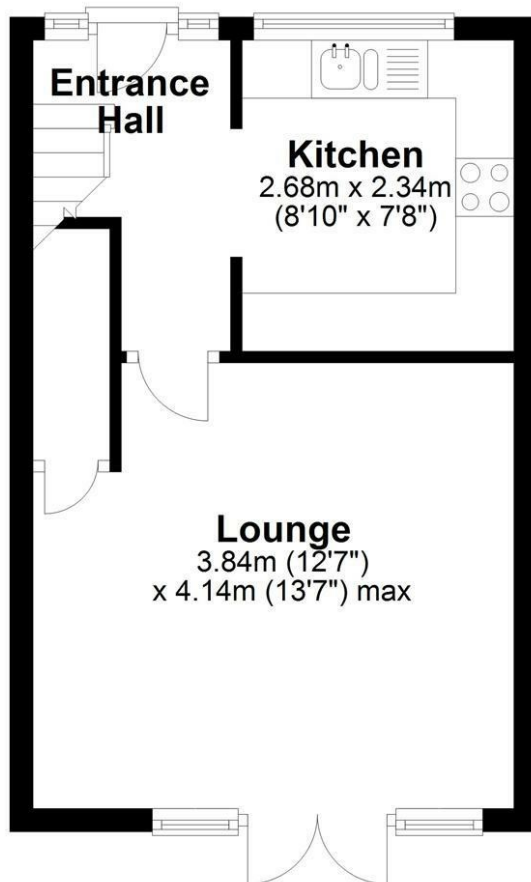
Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.



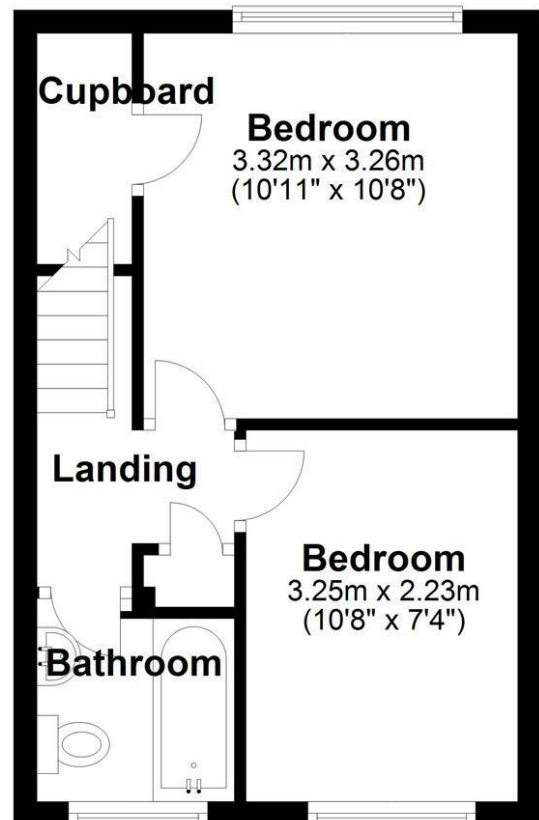
Local Authority Barnsley  
Council Tax Band A  
EPC Rating D



## 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.