

# HUNTERS<sup>®</sup>

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## Kendal Drive

Bolton Upon Dearne, S63 8NJ

Offers In The Region Of £150,000



- TWO BEDROOM SEMI DETACHED BUNGALOW
- STUNNING MODERN KITCHEN
- ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: D

- NO UPWARD CHAIN
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- GCH DG
- COUNCIL TAX BAND: A

Tel: 01709 894440

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VIEWINGS ARE A MUST ON THIS WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW WITHIN A SOUGHT AFTER LOCATION AT BOLTON UPON DEARNE. Boasting no upward chain, well maintained and private gardens, off road parking with generous dimensions throughout. Close to all local amenities with St Andrews square being a short walk away offering supermarkets, local business and public houses, good public transport links either via bus or train to Barnsley, Rotherham, Doncaster or Sheffield as well as being within easy reach of the A1 and M1 making this an ideal spot for any buyer. Property briefly comprises of lounge/dining room, kitchen, two bedrooms and fully tiled shower room. CALL NOW TO AVOID DISAPPOINTMENT!!

## ENTRANCE HALL

Through a double glazed door leads into the hallway, having wall mounted radiator and doorways leading to the kitchen and living room/diner.

## KITCHEN

10'06 x 6'11 (3.20m x 2.11m)

Stunning and well designed kitchen comprising of wall and base units providing storage, contrasting work surface over with sink, drainer and mixer tap, integrated double electric oven, integrated fridge, integrated freezer, built in four ring induction electric hob with extractor fan over and integrated washing machine. Easy to maintain with splash back tiles to walls and laminate flooring with window to the front elevation.

## LOUNGE/DINER

18'00 x 13'00 (5.49m x 3.96m)

This spacious living room is full of character. Centred around the chimney breast with gas fire which gives a great focal point to the room which is filled with natural light via two uPVC windows to the front and side of the property. Benefiting of carpet flooring with wall mounted radiator and door leading into the inner hall. Perfect room for entertaining family and friends.

## HALL

Inner hallway with access to left. Having doorways leading to both bedrooms and Shower room.

## BEDROOM ONE

9'10 x 12'04 (3.00m x 3.76m)

Generous sized master bedroom benefiting from built in wardrobes with over bed storage. Carpet flooring with wall mounted radiator and uPVC French doors leading out into the rear garden.

## BEDROOM TWO

8'09 x 6'11 (2.67m x 2.11m)

A further neutral bedroom with built in wardrobes with wall mounted radiator and uPVC window to the rear.

## SHOWER ROOM

5'05 x 6'09 (1.65m x 2.06m)

A beautifully presented fully tiled shower room in serene tones. Comprises of corner shower unit, white ceramic sink with storage under, low flush WC and frosted window.

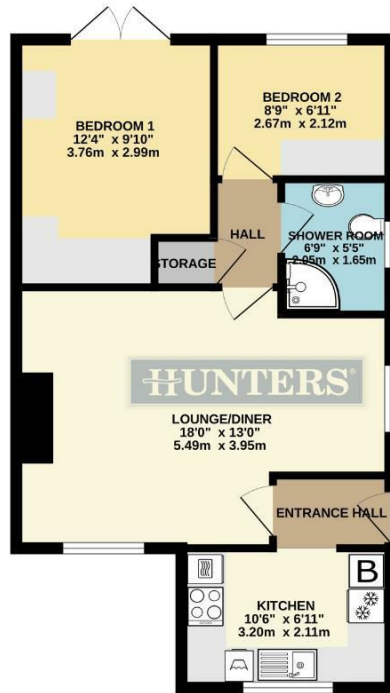
## EXTERIOR

To the front of the property creates a great kerb appeal offering a well kept front garden, mainly laid to lawn with beautiful plants and shrubs. The driveway runs alongside the property leading to the rear garden. Being well maintained, south facing, boasting a large patio area perfect for entertaining in the summer months and beautiful fencing adding the privacy we all crave to sit, relax and unwind.



# Floorplan

GROUND FLOOR  
533 sq. ft. (49.6 sq. m.) approx.



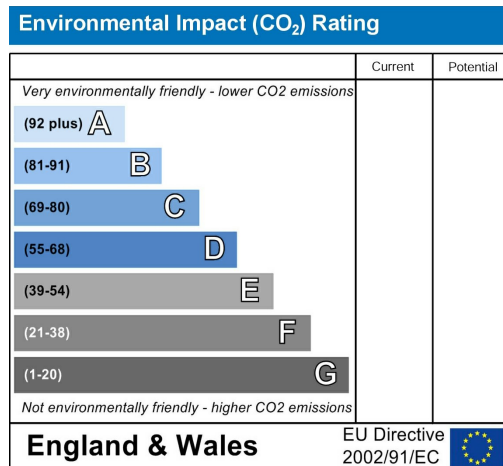
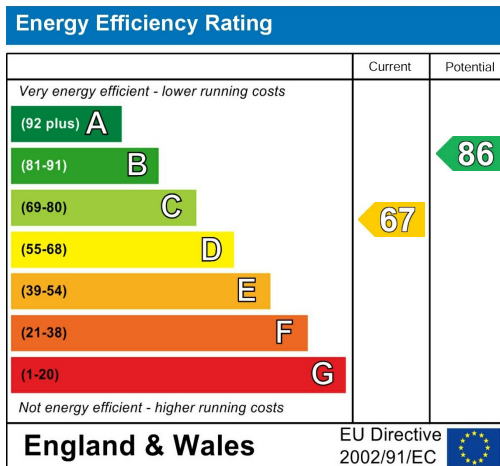
TOTAL FLOOR AREA : 533 sq. ft. (49.6 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, views and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Blueprints 2024.







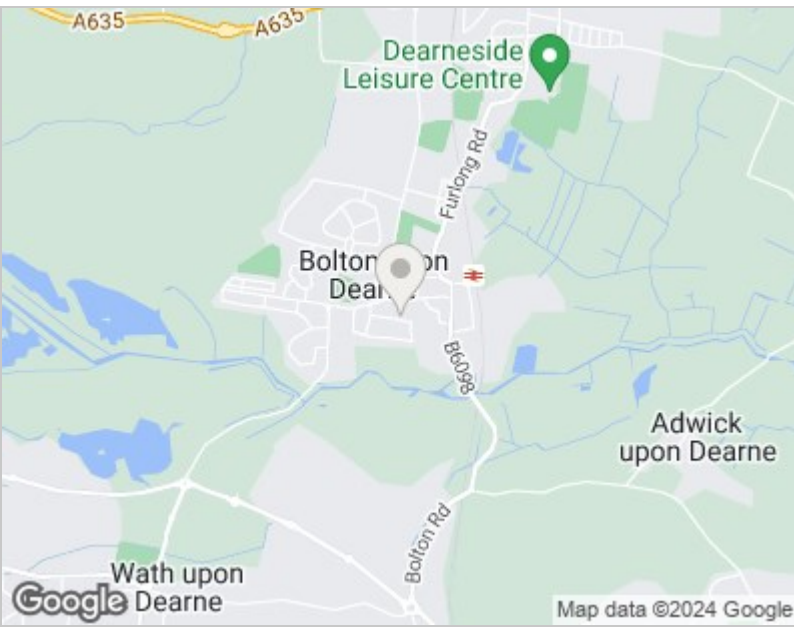
## Energy Efficiency Graph



## 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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