



Caernarvon Crescent

Bolton-Upon-Dearne, Rotherham, S63 8DR

Guide Price £100,000 - £110,000



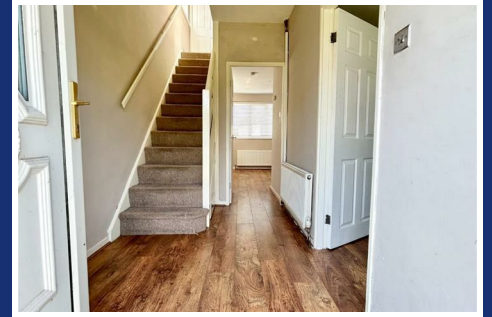
- 3 BED SEMI DETACHED
- NO UPWARD CHAIN
- LARGE GARDENS
- EPC RATING: D

- SIZEABLE CORNER PLOT
- GREAT DIMENSIONS
- PLENTY OF STORAGE THROUGHOUT
- COUNCIL TAX BAND: A

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A THREE BED SEMI DETACHED PROPERTY STANDING ON A SIZEABLE CORNER PLOT, located close to local amenities, schools and benefiting from good links to Rotherham, Barnsley and Sheffield. The property boasts a spacious layout, plenty of storage, gardens to the front, rear and side and no upward chain allowing you to move quickly. Briefly comprising entrance hall, Lounge, Kitchen/Diner, three good sized Bedrooms and Bathroom. Must be seen to be appreciated!

ENTRANCE HALL

6'3" x 9'7" (1.90 x 2.92)

Through the glazed Upvc door leads to a roomy entrance hall with built in storage cupboard, wall mounted radiator, stairs rising to the first floor and doors leading to the lounge, kitchen and dining room.

LIVING ROOM

11'3" x 13'9" (3.43 x 4.19)

A light and airy living space, drenched in natural light through the large double glazed window, laminate flooring, wall mounted radiator and ariel point in place.

KITCHEN DINER

A generously sized Kitchen dining area. Having an array of wall and base units offering plenty of storage space, complimentary work surface over, integrated electric oven with four ring gas hob, white splash back tiles, built in stainless steel sink with matching mixer tap and plumbing for a washing machine. Dining room area having plenty of space for dining table and chairs, with laminate flooring, two uPVC windows over looking on to the side and rear garden, an electric fireplace gives a great focal point, built in under stairs storage cupboard, wall mounted radiator and uPVC door allowing access to the rear yard.

LANDING

A roomy landing with doors leading to all bedrooms, WC, bathroom and storage cupboard housing the boiler.

BEDROOM 1

10'3" x 11'4" (3.12 x 3.45)

A large master bedroom benefiting from a large uPVC window, carpet flooring built in storage cupboard and wall mounted radiator.

BEDROOM 2

11'2" x 9'8" (3.40 x 2.95)

A further good sized double bedroom with large uPVC window, built in storage cupboard and wall mounted radiator.

BEDROOM 3

8'3" x 8'2" (2.51 x 2.49)

A good sized single bedroom comprising of carpet flooring, wall mounted radiator and uPVC window to the front elevation.

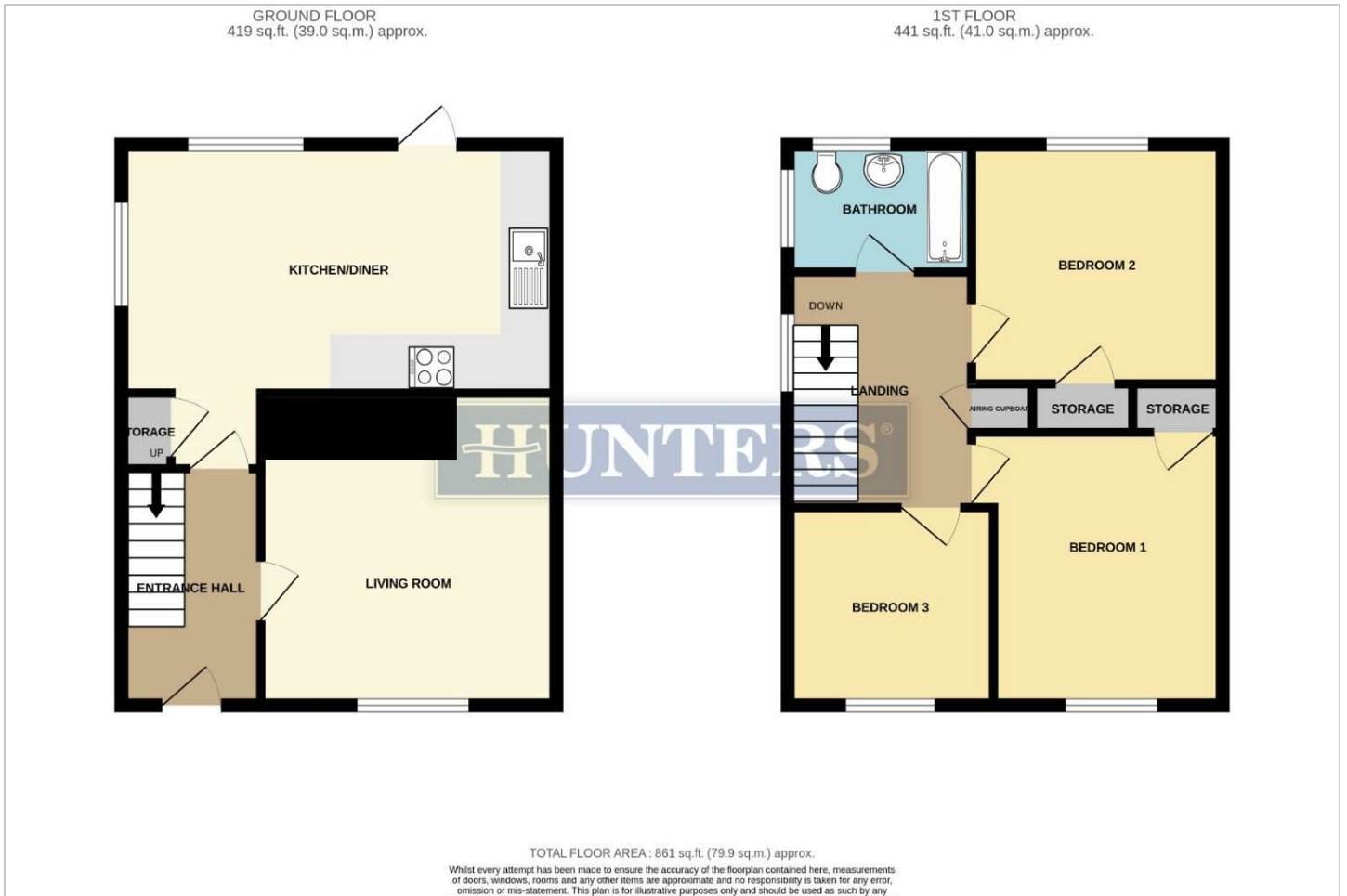
BATHROOM

The family bathroom comprising of panelled bath with shower over and glass screen in place, pedestal sink, low flush WC, wall mounted radiator and two frosted uPVC window.

EXTERIOR

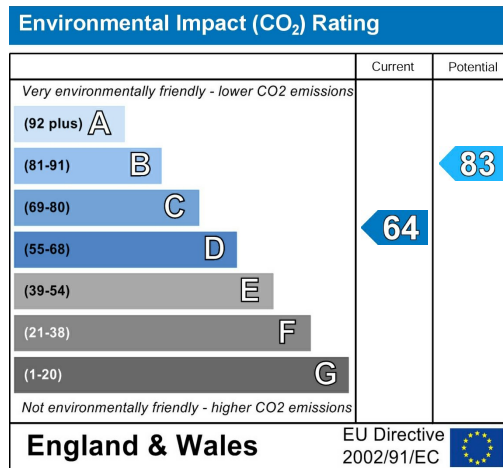
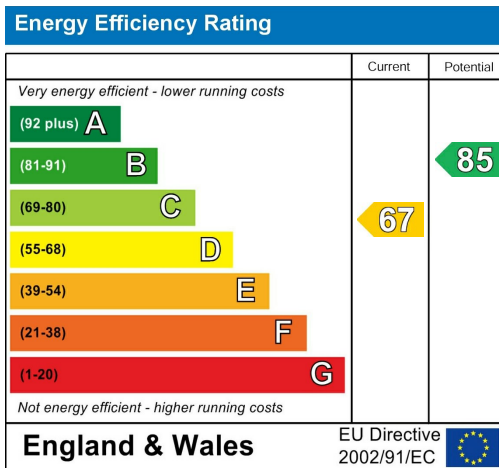
Benefiting from a good sized corner plot, the house boasts a substantial well maintained front and side garden, mainly laid to lawn, with well stocked flower beds, surrounded by established hedges, a pathway down the side of the house leading to a shed for outdoor storage. To the rear of the property is a brick built outbuilding providing extra storage and a low maintenance large patio area with has been extended with flags, perfect for enjoying the summer months.

Floorplan





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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