



Coniston Drive

Bolton Upon Dearne, Barnsley, S63 8NE

Guide Price £115,000 - £125,000



- TWO BEDROOM TERRACE
- OFF ROAD PARKING
- GENEROUS DIMENSIONS
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND A

- NO UPWARD CHAIN
- SOUGHT AFTER ESTATE
- MODERN FIXTURE AND FITTINGS
- CLOSE TO LOCAL AMENITIES
- EPC RATING - TBC

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Welcome to this charming property located on Coniston Drive in the sought-after area of Bolton Upon Dearne, Barnsley. This delightful two-bedroom terraced house is a perfect opportunity for those looking for a cozy and modern home.

Upon entering, you are greeted by the spacious interior that boasts generous dimensions, making it ideal for comfortable living. The modern fixtures and fittings throughout the property add a touch of elegance and style, creating a warm and inviting atmosphere.

One of the standout features of this property is the convenience of off-road parking, ensuring you never have to worry about finding a space after a long day. Additionally, the property comes with the added benefit of no upward chain, making the buying process smooth and hassle-free.

Located in a sought-after estate, this home offers not just a place to live, but a community to be a part of. With its convenient location and desirable features, this property on Coniston Drive is a fantastic opportunity for anyone looking to settle down in a comfortable and welcoming environment.

Entrance Hall

Via a uPVC front door this leads into the roomy entrance hall, neutrally decorated with built in storage cupboard, electrical storage radiator, door to living room and sliding door leading to the kitchen.

Kitchen

8'11" x 6'09" (2.72m" x 2.06m")

Modern and light kitchen space, having an array of white high gloss wall and base units providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, space for free standing cooker as well as space and plumbing for washing machine and dryer, uPVC window to the front finishes this space.

Living Room

11'10" x 15'07" (3.61m" x 4.75m")

The real hub of the home is the living room, with a decorative coal effect electric fire with brick built surround, giving the room not only a focal point but a cosy feel, beautifully presented with wooden flooring, aerial point, electric storage heated and uPVC French doors opening to the garden really bringing the outdoors in, stairs then rise to first floor.

Landing

The light and airy landing has uPVC window to the front, access to loft hatch, electric storage heater, built in airing cupboard and doors opening to bedrooms and bathroom.

Bedroom One

12'11" x 8'11" (3.94m" x 2.72m")

Generously sized master bedroom with ample space to add storage and furniture, neutrally decorated with electric radiator, aerial point and uPVC window to the rear.

Bedroom Two

6'04" x 10'00" to 7'03" (1.93m" x 3.05m" to 2.21m")

Another spacious bedroom or great home office, having neutral décor, built in cupboard providing that extra storage we all crave and uPVC window

to the rear.

Bathroom

8'11" x 5'11" (2.72m" x 1.80m")

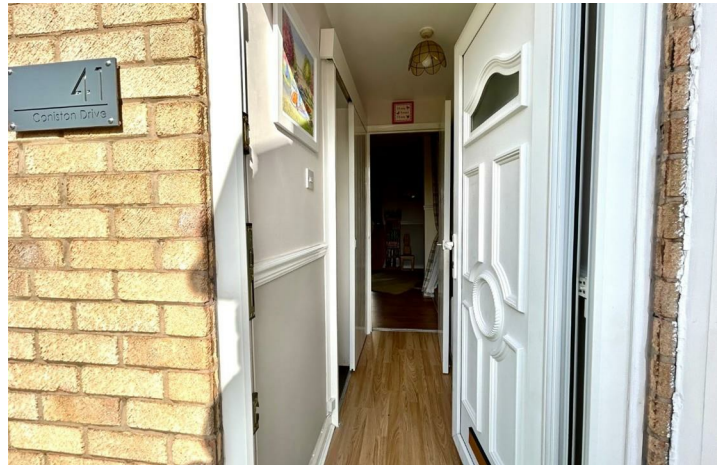
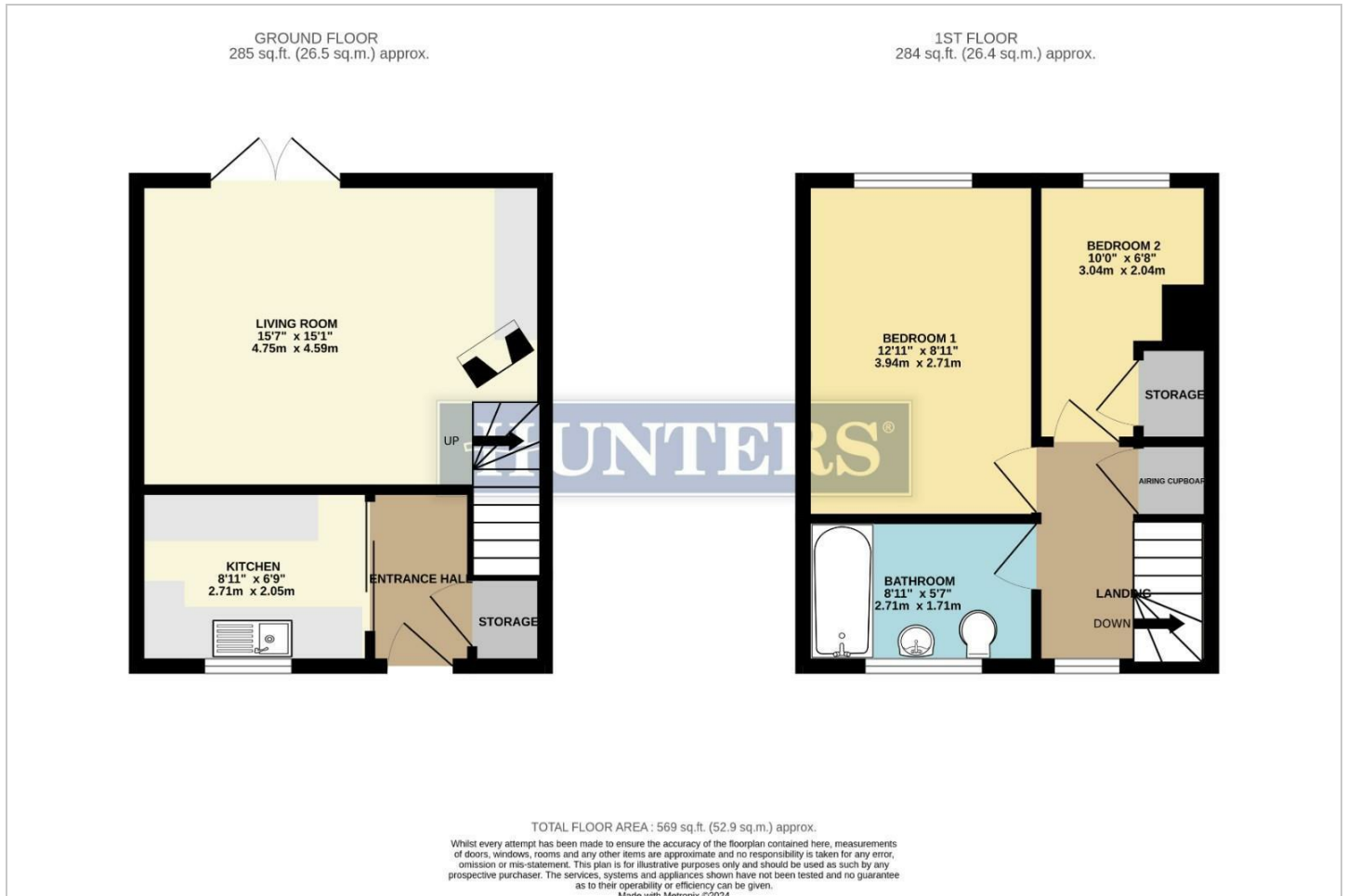
Perfect spot to relax and unwind the room family bathroom comprises of low flush WC, pedestal wash hand basin and bath with shower over, decorated in cool tones with frosted uPVC window to the front elevation.

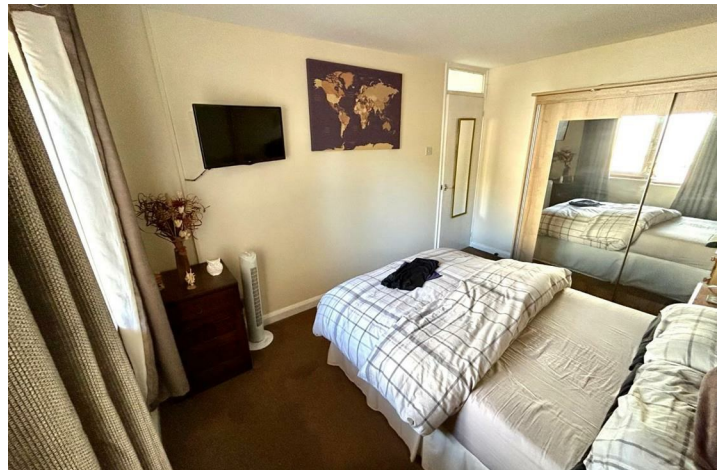
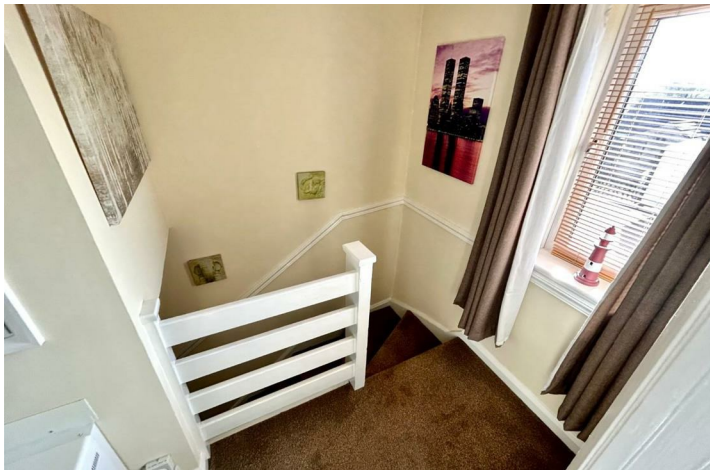
Exterior

The front of the property oozes kerb appeal with a well maintained drive providing off road parking and side lawn with decorative ever green to centre adding to the beauty, path leads to front entrance door as well as side storage unit.

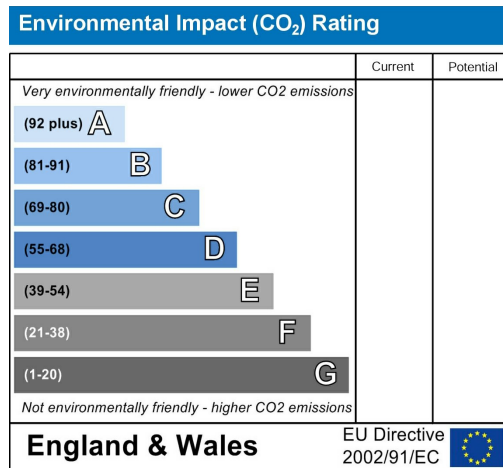
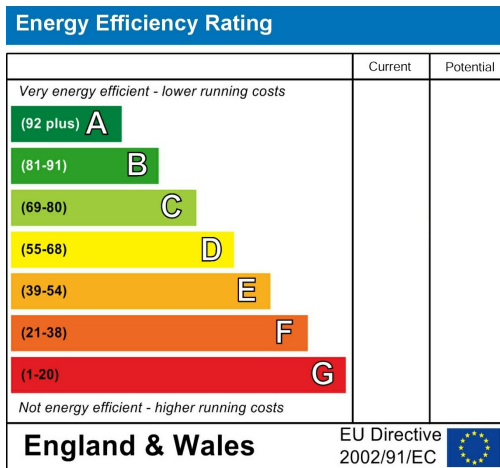
At the rear of the home is a fully enclosed garden, with concrete area ideal for seating during the summer months and allowing for the wooden built shed providing extra storage, this leads to a well maintained lawn, having some dotted well established shrubs and hedges adding a further splash of colour.

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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