



South Drive

Bolton Upon Dearne, S63 8JZ

Guide Price £120,000 - £130,000



- THREE BEDROOM SEMI DETACHED
- MODERN FIXTURE AND FITTINGS
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND A

- ENCLOSED GARDENS
- ADDED DOWNSTAIRS SHOWER ROOM
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING E

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Welcome to this charming three-bedroom semi-detached house located on South Drive in the popular village Bolton Upon Dearne, Rotherham. The enclosed low maintenance gardens are perfect for enjoying the outdoors without the hassle of extensive upkeep.

Step inside to discover modern fixtures and fittings throughout, providing a contemporary and stylish living environment. The generous dimensions of this home ensure that there is plenty of room for all your needs, whether it be relaxing with family or entertaining guests, while having the added bonus of a downstairs shower room.

Situated close to all local amenities, including shops, schools, and transport links, this property offers convenience at your doorstep.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and envision the possibilities that await you at this delightful property in Bolton Upon Dearne.

Entrance Hall

Via a uPVC door leads into the welcoming entrance hall, having wooden flooring, uPVC window to the front elevation, wall mounted radiator, carpeted stairs rising to first floor and doors leading to the living room and kitchen/diner. Handy under stairs storage.

Living Room

12'07" x 13'02" (3.84m x 4.01m)

Step inside the bright and airy living space, having large uPVC window to the front filling this room with natural light, with wooden flooring, neutral décor, aerial point in place and wall mounted radiator to finish.

Kitchen/Diner

15'11" x 10'02" (4.85m x 3.10m)

The real hub of the home is the kitchen/diner, having an array of cream wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven with four ring electric hob and extractor fan over and integrated fridge/freezer. Ample room for dining table to entertain guests, wall mounted radiator, modern décor, uPVC window to the rear as well as rear French doors leading out into the enclosed rear garden with further doors leading to the downstairs shower room and handy storage.

Downstairs Shower Room

2'09" x 10'02" (0.84m x 3.10m)

Added bonus for any busy household is the beautifully presented downstairs shower room, comprising of newly fitted low flush WC, wash hand basin, shower unit and uPVC window to the side elevation.

Landing

The landing has uPVC window to the side elevation, access to loft hatch as well as airing cupboard that holds the property's combi boiler, all doors then lead to all three bedrooms and family bathroom.

Bedroom One

12'10" x 11'05" (3.91m x 3.48m)

Generously sized master bedroom, stylish décor with built in cupboard adding that extra storage we all crave, having carpet flooring, wall mounted radiator and uPVC window to the front.

Bedroom Two

12'10" x 9'08" (3.91m x 2.95m)

Another good sized double bedroom with neutral décor, further built in storage cupboard, carpet flooring, uPVC window to the rear and wall mounted radiator.

Bedroom Three

8'04" x 8'02" (2.54m x 2.49m)

Roomy third bedroom or great home office, this room is decorated in neutral tones with wall mounted radiator and uPVC window to the front.

Bathroom

7'05" x 5'06" (2.26m x 1.68m)

Perfect spot to relax and unwind is the serene family bathroom, comprising of low flush WC, pedestal wash hand basin and bath with shower over and glass screen in place, splash back tiles to walls, with wall mounted radiator and frosted uPVC windows to the rear and side elevation.

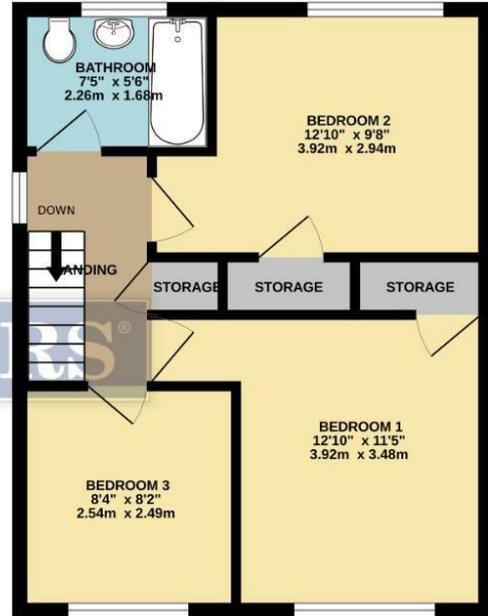
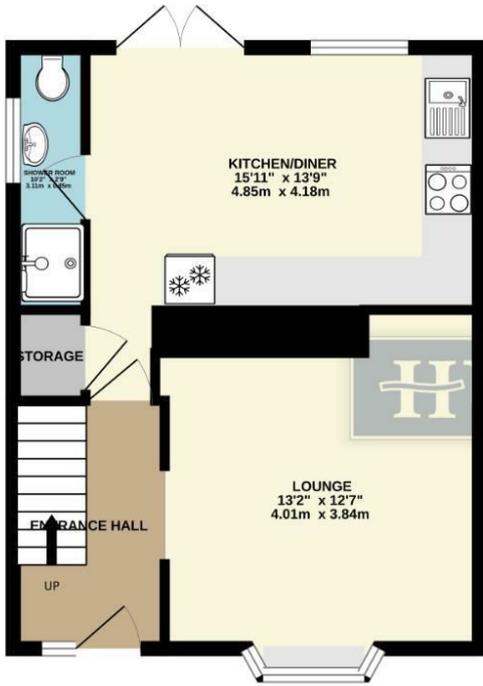
Exterior

The property boasts great kerb appeal with beautiful large front garden area surrounded by wooden fencing and pathway leading to the front entrance. To the rear of the property is an easy to maintain garden, being fully enclosed with artificial grass and paved patio area creating the perfect place to sit and unwind in the summer months.

Floorplan

408 sq.ft. (37.9 sq.m.) approx.

420 sq.ft. (39.0 sq.m.) approx.



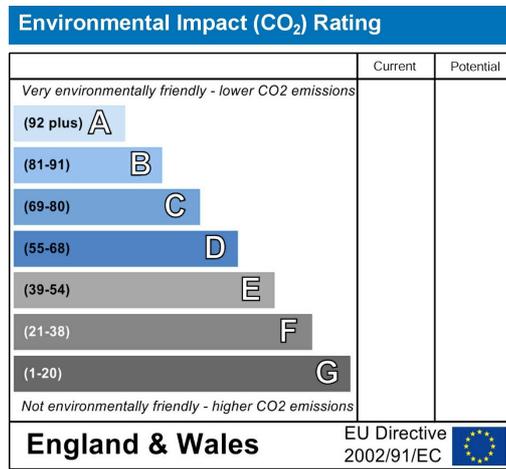
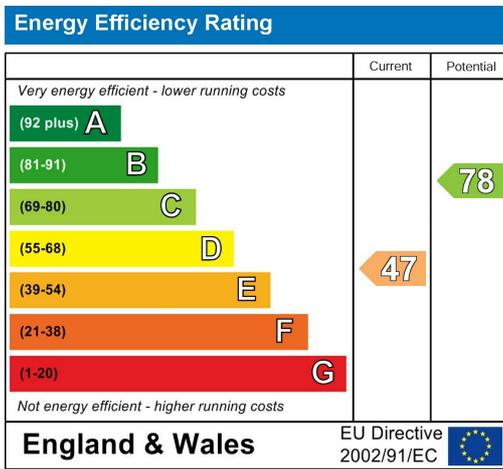
TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.







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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