



## Primrose Close

Bolton-Upon-Dearne, S63 8BX

Asking Price £120,000



- THREE BEDROOM END TOWN HOUSE
- ENCLOSED FRONT AND REAR GARDENS
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING C

- NO UPWARD CHAIN
- AMPLE ON STREET PARKING
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND A

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Nestled in the charming area of Bolton-Upon-Dearne, this delightful three-bedroom end townhouse presents an excellent opportunity for both first-time buyers and families alike. Built in 1970, the property boasts a blend of character and modern living, ensuring a comfortable and inviting atmosphere.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet family evenings. The generous dimensions of the living space are complemented by modern fixtures and fittings, creating a stylish yet functional environment. The added convenience of a downstairs WC enhances the practicality of the layout, making daily life that much easier.

The property features three well-proportioned bedrooms, providing ample space for rest and relaxation. The Shower Room and added WC ensure that morning routines run smoothly, catering to the needs of a busy household.

Outside, the enclosed front and rear gardens offer a private sanctuary for outdoor activities, gardening, or simply unwinding in the fresh air. The property also benefits from ample on-street parking, making it easy for residents and visitors alike.

Situated close to local amenities, this townhouse is ideally located for those seeking convenience and community. With no upward chain, this property is ready for you to move in and make it your own. Do not miss the chance to view this lovely home in a sought-after area.

### Living/Diner

17'9" to 8'5" x 22'9" to 12'5" (5.41m" to 2.57m" x 6.93m" to 3.78m")

Via a decorative uPVC front entrance door this leads in to the light and airy, open plan lounge/diner, having uPVC bay window to the front as well as uPVC French doors to the rear filling this room with natural light, decorated in sunny tones with ample space for both dining table and seating making this the real hub of the home, with wall mounted radiators, aerial point, stairs rising to first floor, under stairs storage and door opening to the kitchen.

### Kitchen

12'7" x 8'8" (3.84m" x 2.64m")

Modern fitted kitchen in white high gloss with an array of wall and base units providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric hob, oven and microwave, space and plumbing for washing machine, splash back to walls, uPVC window to the rear and part uPVC and glass door opening to the joined rear porch.

### Downstairs WC / Outhouse

9'7" x 4'1" (2.92m" x 1.24m")

The handy addition to the property has been joined via the rear porch for easy, with both access out to the rear garden and entering the building for the downstairs WC as well as housing for the property's combi boiler.

### Landing

From landing doors lead to all bedrooms, shower room and airing cupboard for further storage.

### Bedroom One

10'8" x 11'8" to 8'9" (3.25m" x 3.56m" to 2.67m")

Generously sized master bedroom with fitted wardrobes providing that extra storage we all crave, large uPVC window to the rear filling this room with natural light, decorated in neutral tones with wall mounted radiator to finish.

### Bedroom Two

11'8" x 9'7" (3.56m" x 2.92m")

Further good sized double bedroom, again with wardrobes for storage, uPVC window to the front, wall mounted radiator and decorated in cool tones.

### Bedroom Three

5'8" x 5'8" (1.73m" x 1.73m")

Smaller third bedroom or great home office with uPVC window to the front and wall mounted radiator.

### Shower Room

7'8" x 5'4" (2.34m" x 1.63m")

The sleek shower room is the ideal spot to unwind, having low flush WC, wash hand basin with vanity unit for storage and shower unit, splash back tiles to walls as well as aqua panels, wall mounted radiator and uPVC frosted window to the rear.

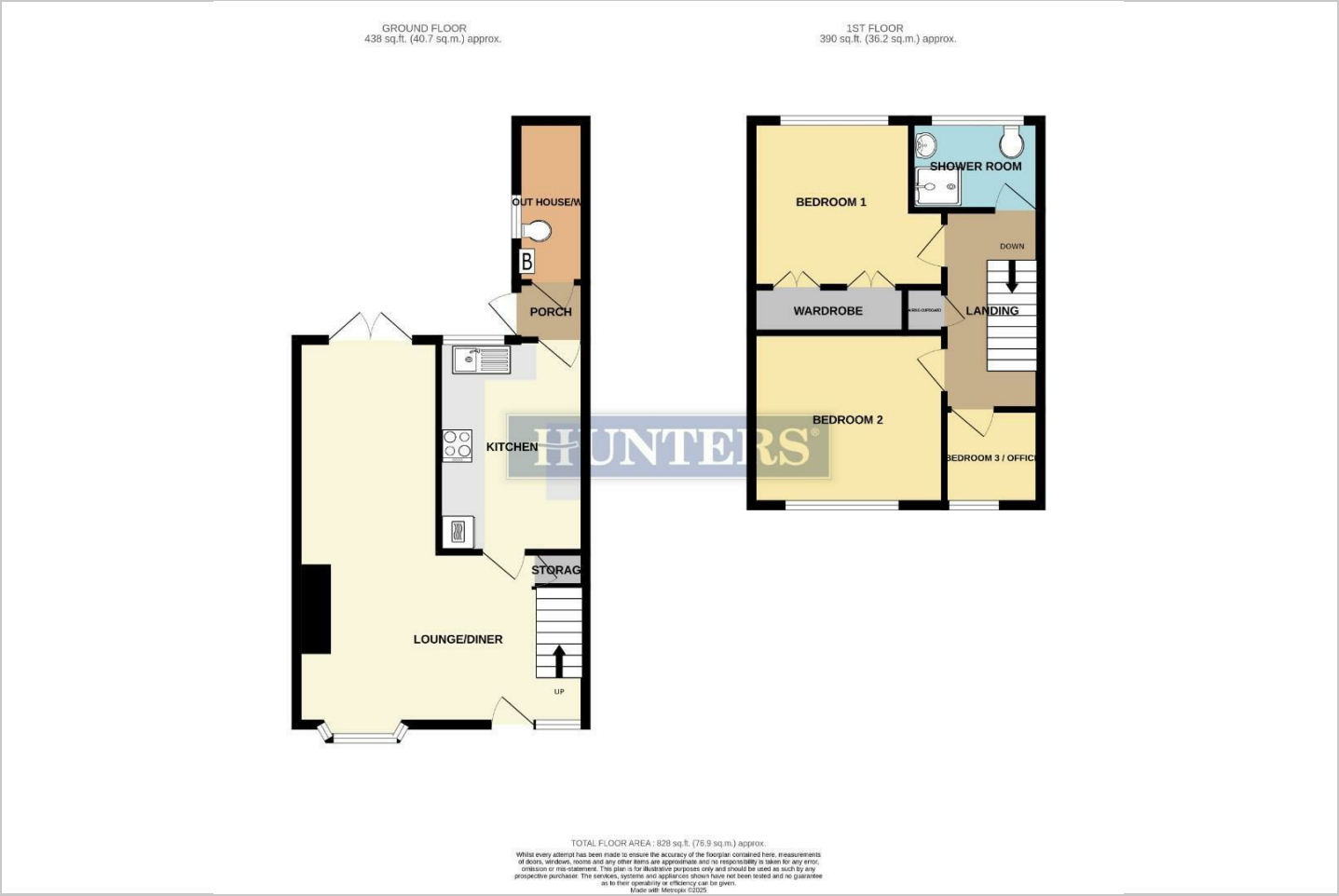
### Exterior

The front of this property is fully enclosed and accessed via a wooden gate, pathway leads to front entrance while the rest is fitted with artificial lawn, making this a low maintenance area the family can enjoy.

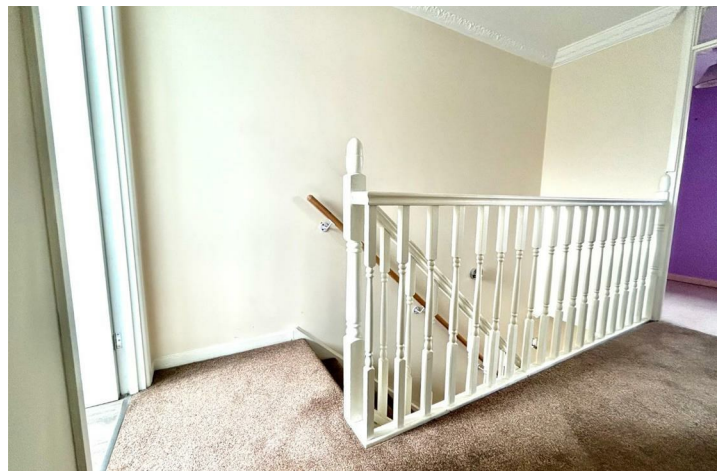
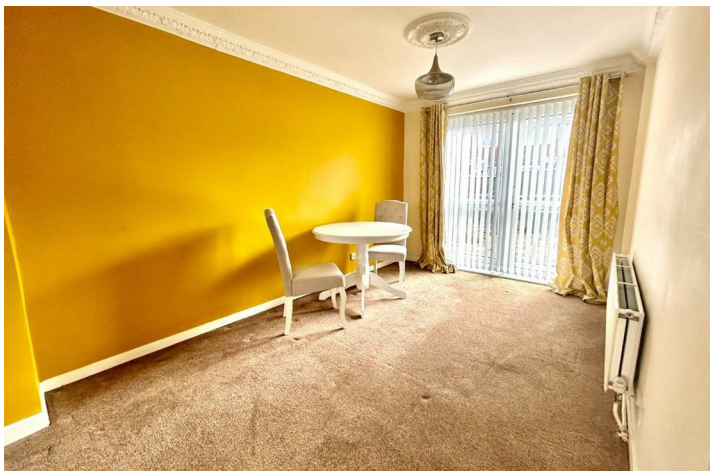
To the rear is a further fully enclosed garden space, fully paved for low maintenance and making this the perfect spot for seating and enjoying the warmer months.



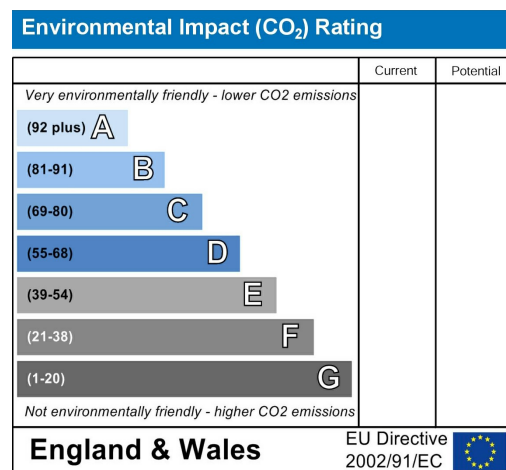
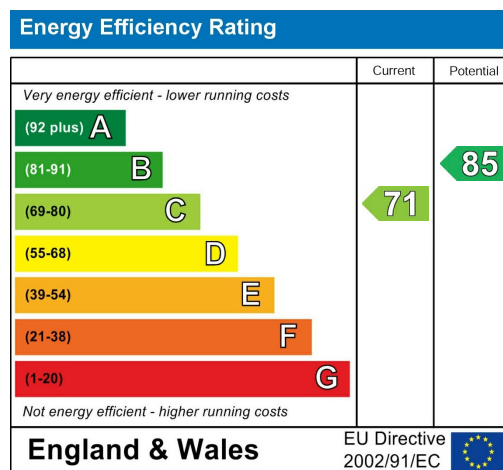
Floorplan







## Energy Efficiency Graph

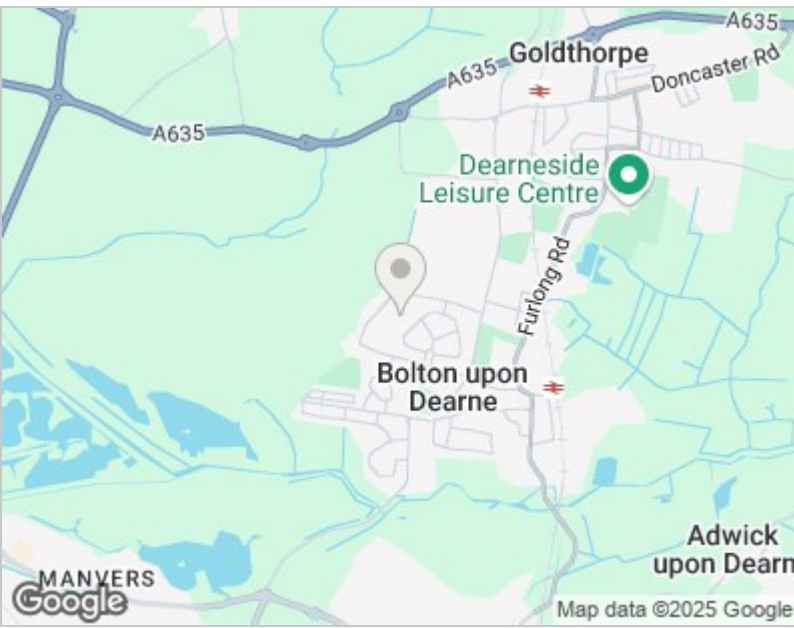


## Viewing

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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