



## Station Road

Bolton-Upon-Dearne, S63 8AB

Asking Price £130,000

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- TWO BEDROOM MID TERRACE
- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- COUNCIL TAX BAND A

- BUILT IN 2018
- OFF ROAD PARKING
- MODERN FIXTURE AND FITTINGS
- GCH / DG
- EPC RATING C

# Station Road

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Nestled on Station Road in the charming village of Bolton-Upon-Dearne, this delightful mid-terrace house offers a perfect blend of modern living and convenience. Built in 2018, this newly constructed property boasts two spacious bedrooms and two well-appointed bathrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home.

As you enter, you will be greeted by a bright and airy reception room that sets the tone for the rest of the house. The generous dimensions throughout the property allow for a flexible living space, perfect for both relaxation and entertaining. The modern fixtures and fittings enhance the contemporary feel, ensuring that you can move in with ease and enjoy a stylish lifestyle.

One of the standout features of this property is the off-road parking with a drive, providing you with the convenience of secure parking right at your doorstep. The enclosed rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family.

Situated close to all local amenities, this home is ideally located for those who appreciate the convenience of nearby shops, schools, and recreational facilities. Additionally, its excellent transport links make commuting a breeze, allowing for easy access to surrounding areas.

With no upward chain, this property is ready for you to make it your own. Don't miss the opportunity to own this modern, well-located home in Bolton-Upon-Dearne.

## Kitchen

14'7" x 11'6" (4.45m x 3.51m)

Stepping through the black double glazed entrance door leads you into the well designed, modern kitchen/diner, spanning a large length of the property giving plenty of space for dining table and chairs. Benefiting an array of wall and base units providing plenty of storage with complimentary work surface over. Comprises of stainless steel sink, drainer and matching mixer tap, integrated electric oven, four ring gas hob with extractor hood over and under counter space for washing machine and dryer. Beautiful easy to clean laminate flooring with splash back tiling, wall mounted radiator and uPVC window to the front. Further doors leading to the downstairs WC and Lounge area.

## Downstairs WC

3'1" x 6'7" (0.94m x 2.01m)

A handy addition to any busy household is the downstairs WC. comprising of low flush WC, wall mounted hand basin, vinyl flooring, wall mounted radiator and frosted uPVC window.

## Living Room

14'7" x 13'6" (4.45m x 4.11m)

A neutrally decorated living space filled with plenty of natural sources of light through uPVC window and double French doors leading out into the enclosed rear garden. Comprising of carpet flooring, wall mounted radiator and aerial point in place. Plenty of space for furniture with a beautiful electric fire bringing a cosy feel to the room and stairs rising to the first floor.

## Landing

A roomy landing comprising neutral décor, loft hatch and doors leading to both bedrooms and bathroom.

## Bedroom One

14'7" x 10'5" (4.45m x 3.18m)

A large master bedroom boasting plenty of room providing the extra storage space we all crave, neutral décor, carpet flooring, wall mounted

radiator and two rear facing uPVC windows filling the room with natural light.

## Bedroom Two

8'7" x 11'7" (2.62m x 3.53m)

A further good sized bedroom comprising of carpet flooring, neutral décor, wall mounted radiator and front facing uPVC window. Handy over stairs cupboard located in the corner providing storage space.

## Bathroom

5'7" x 8'03" (1.70m x 2.51m)

A beautifully presented partially tiled family bathroom fitted with a three piece suite. Comprises of low flush WC, wash hand basin and panelled bath with shower over and glass shower screen. Tiled flooring with wall mounted radiator and frosted uPVC window.

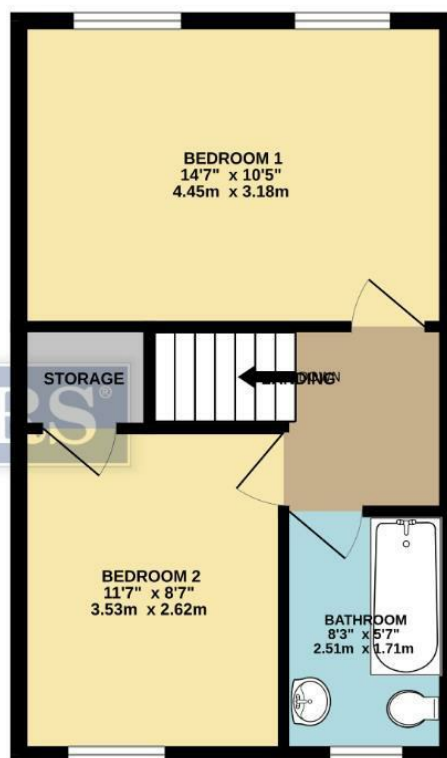
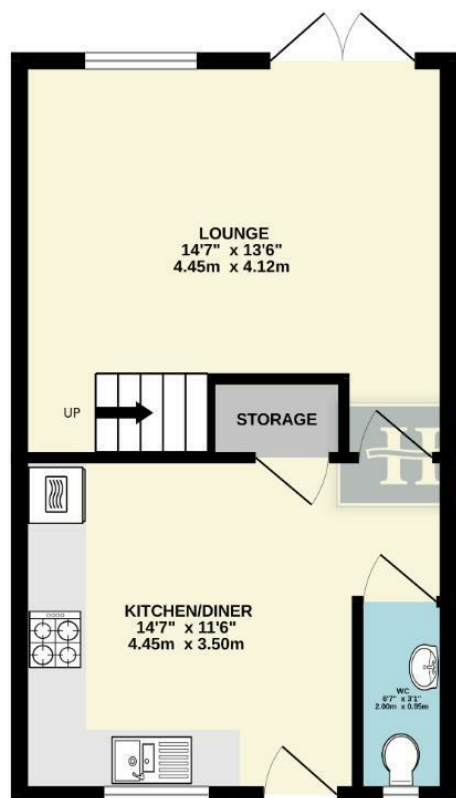
## Exterior

To the front of the property has great kerb appeal. Having blocked paved driveway for two vehicles providing off road parking, with small lawn area and pathway leading to the front entrance door.

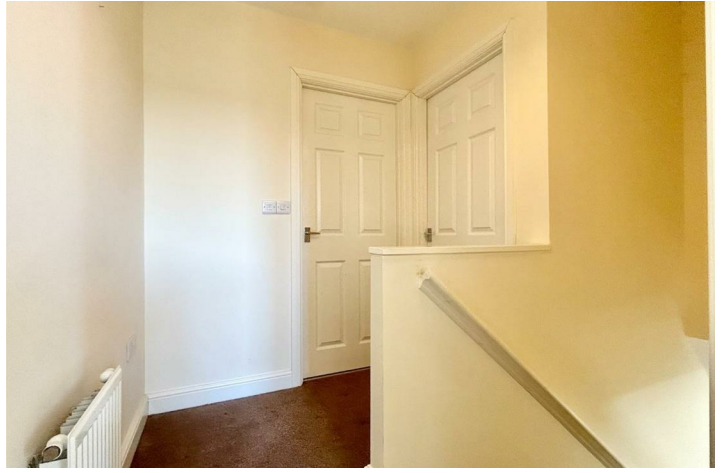
To the rear is a fully enclosed, well maintained garden. Created to be easy to maintain, having slabbed patio area for seating in the summer months and pebbled area creating the perfect place for garden furniture. Surrounded by wooden fencing with rear gate access for bins.



# Floorplan



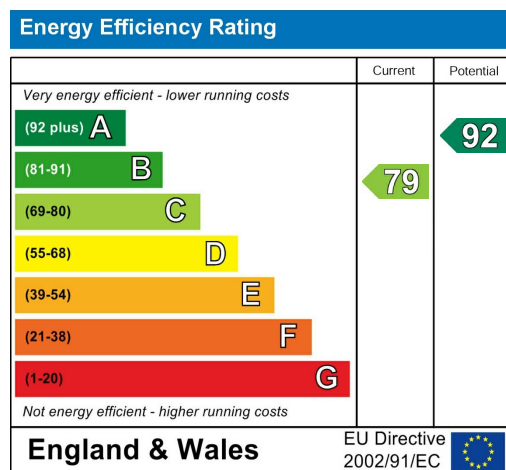








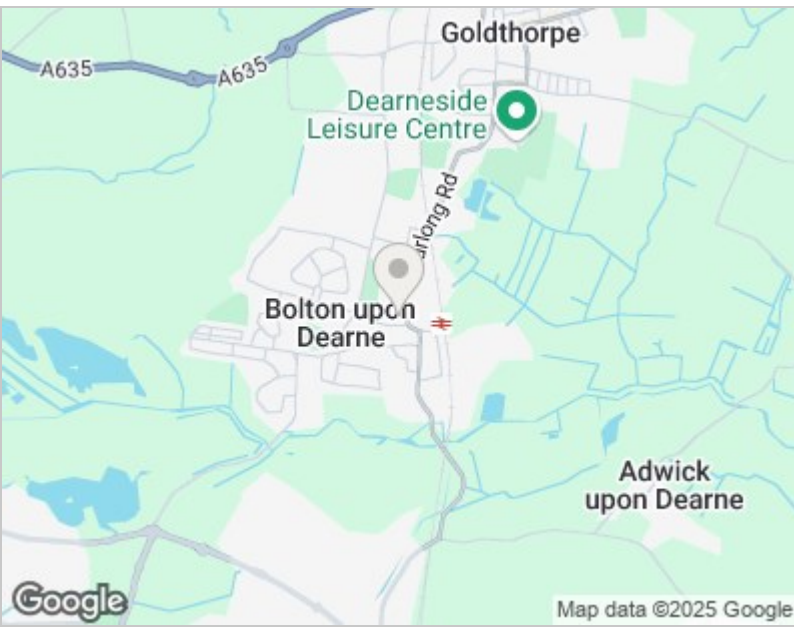
## Energy Efficiency Graph



## 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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