



## Ingsfield Lane

Bolton-Upon-Dearne, S63 8EE

Guide Price £100,000 - £110,000



- THREE BEDROOM MID TERRACE
- ENCLOSED REAR GARDEN SPACE
- GENEROUS DIMENSIONS THROUGHOUT
- GOOD COMMUTE LOCATION
- EPC RATING C

- OFF ROAD PARKING
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- GCH / DG
- COUNCIL TAX BAND A

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Nestled in the charming area of Ingsfield Lane, Bolton-Upon-Dearne, this delightful three-bedroom mid-terrace house offers a perfect blend of modern living and classic character. Built in 1920, the property boasts generous dimensions throughout, providing ample space for both relaxation and entertainment.

Upon entering, you are greeted by two inviting reception rooms, ideal for family gatherings or quiet evenings. The well-appointed kitchen features modern fixtures and fittings, ensuring a stylish and functional space for culinary pursuits. The three spacious bedrooms provide comfortable retreats, while the bathroom is conveniently located to serve the household.

One of the standout features of this property is the off-road parking with a drive, a rare find in this area. Additionally, the enclosed private rear garden space offers a tranquil outdoor haven, perfect for enjoying sunny days or hosting barbecues with friends and family.

Situated close to all local amenities, this home is well-positioned for easy access to shops, schools, and recreational facilities. Furthermore, its excellent commute location makes it an ideal choice for those who travel for work or leisure.

In summary, this mid-terrace house on Ingsfield Lane presents a wonderful opportunity for families or professionals seeking a comfortable and convenient lifestyle in Bolton-Upon-Dearne. With its modern features, generous space, and prime location, this property is not to be missed.

## LOUNGE

16'10" x 12'5" (5.13m x 3.78m)

Via a decorative composite door this leads into the light and airy living space, having laminate flooring, neutral décor, uPVC window to the front elevation, wall mounted radiator, aerial point in place and sliding door leading to the inner hall.

## HALL

Neutrally decorated, the hall comprises of wall mounted radiator, stairs rising to first floor, with opening to kitchen and door leading to the dining room.

## DINING ROOM

9'9" x 10'8" (2.97m x 3.25m)

Perfect to enjoy family dinners or entertain guests the dining room has laminate flooring, neutral décor, wall mounted radiator and uPVC window to the rear

## KITCHEN

9'4" x 9'7" (2.84m x 2.92m)

The modern kitchen has an array of wall and base units fitted in white high gloss providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and hob with extractor hood, neutral décor, vinyl flooring, uPVC window to the side as well as uPVC door to the rear garden and opening to hall.

## HALL

Having doors to both the wet room and downstairs WC

## WET ROOM

6'2" x 6'5" (1.88m x 1.96m)

The wet room is the main family bathroom space to this home, having ample room to re-add a bath if needed, currently fully tiled for easy clean with electric shower, low flush WC and pedestal wash hand basin with under storage, chrome heated towel rail and uPVC frosted window to the side finishes this room.

## DOWNSTAIRS WC

2'6" x 3'2" (0.76m x 0.97m)

Handy addition to any busy household this room comprises of low flush WC.

## LANDING

From landing all doors lead to bedrooms.

## BEDROOM ONE

12'7" x 10'8" (3.84m x 3.25m)

Generously sized master bedroom with built in cupboard providing that extra storage we all crave, with neutral décor, wall mounted radiator and uPVC window to the rear.

## BEDROOM TWO

7'9" x 12'5" (2.36m x 3.78m)

Further good sized double bedroom, again neutrally decorated with wall mounted radiator and uPVC window to the front.

## BEDROOM THREE

7'8" x 9'4" (2.34m x 2.84m)

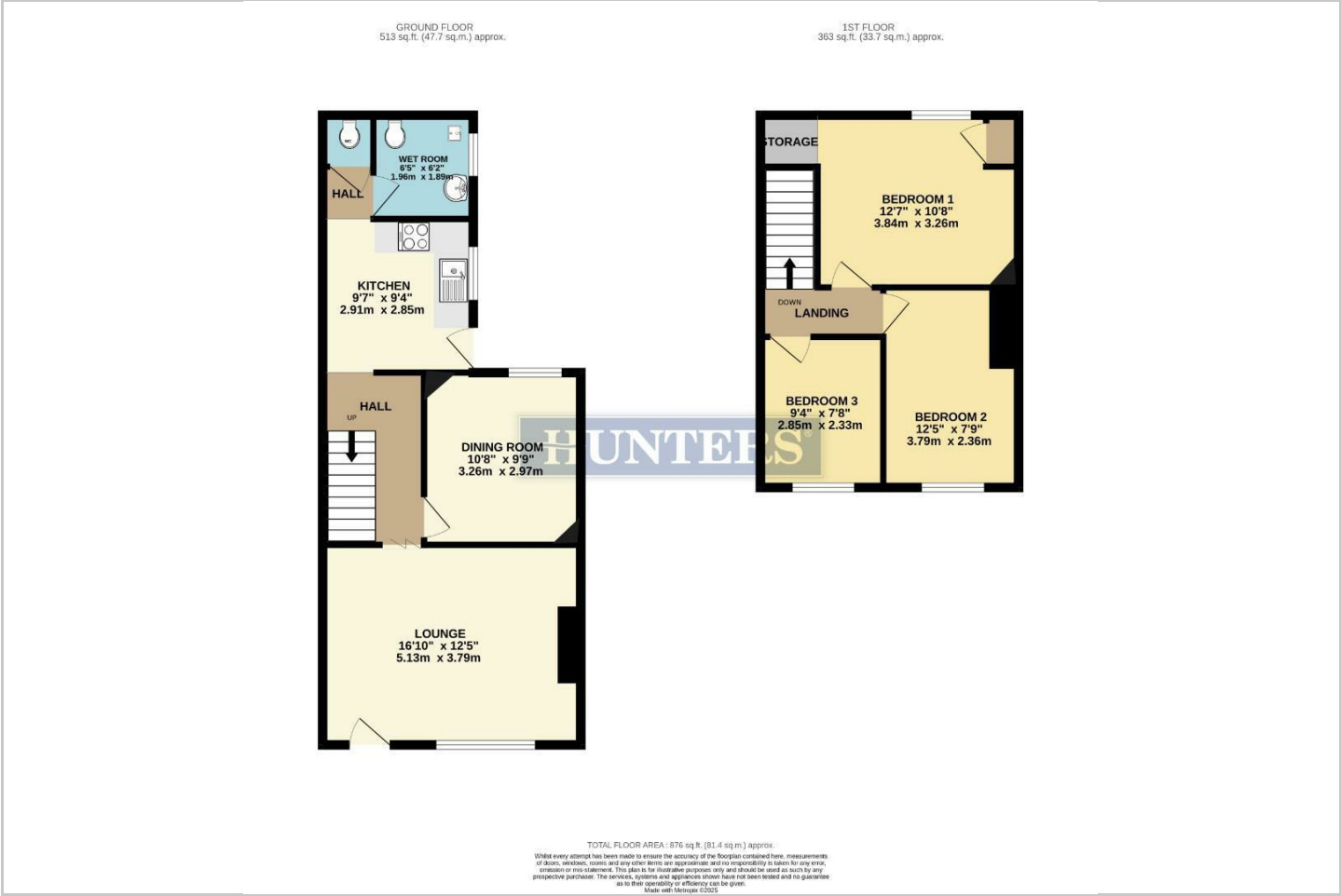
Roomy single or great home office, having laminate flooring, decorated in cool tones with wall mounted radiator and uPVC window to the front.

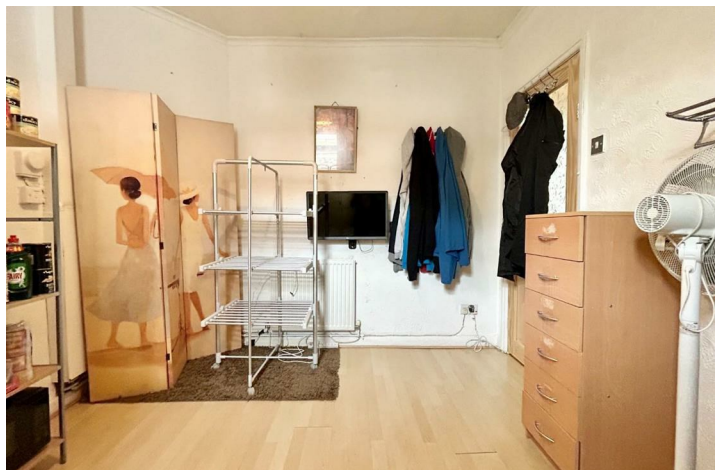
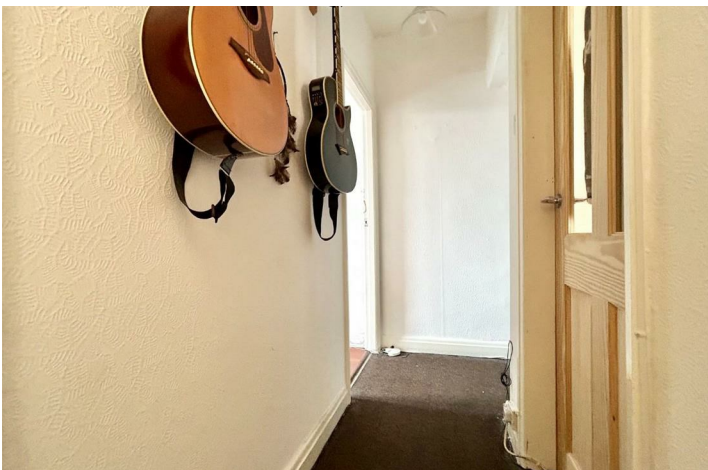
## EXTERIOR

To the front of the property is a well maintained drive way allowing for secure off road parking with steps and path leading to front entrance, raised sleepers surround drive to give a feature to the front

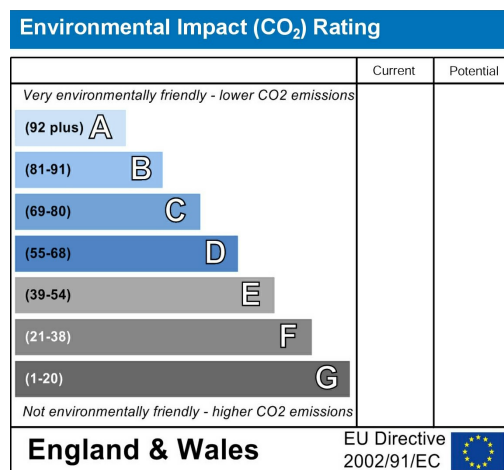
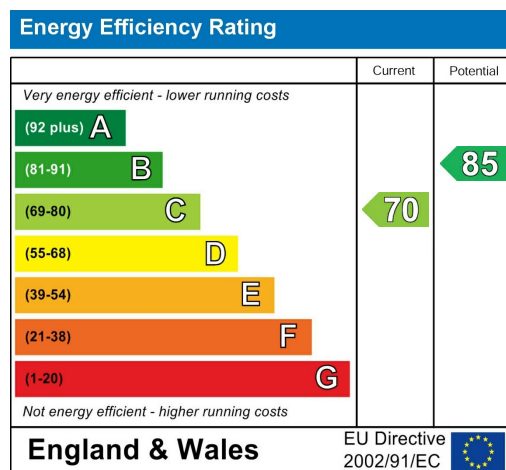
At the rear is a fully enclosed garden space which is partly decked, ideal for seating and enjoying the warmer months, a pebbled area then is the home to 2 wooden built sheds adding further storage space to this family property.

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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