



Smithy Croft

Bolton-On-Dearne, Rotherham, S63 8FG

Guide Price £150,000 - £160,000



- TWO BEDROOM SEMI DETACHED HOME
- OFF ROAD PARKING WITH DRIVE
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING C

- NEWER BUILD POPULAR ESTATE
- ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND A

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Nestled in the charming area of Smithy Croft, Bolton-On-Dearne, this delightful two-bedroom semi-detached house offers a perfect blend of modern living and convenience. The property boasts generous dimensions throughout, providing ample space for comfortable living.

As you enter, you are welcomed into a well-proportioned reception room, ideal for both relaxation and entertaining. The contemporary design is complemented by modern fixtures and fittings, ensuring a stylish and functional home. The two bedrooms are thoughtfully designed, providing a peaceful retreat for rest and relaxation.

The property features a well-maintained bathroom, catering to all your daily needs. Outside, you will find off-road parking, a valuable asset in today's busy world. The enclosed rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings with family and friends.

Situated in a newer build estate, this home is conveniently located close to all local amenities, making daily errands a breeze. Additionally, its excellent transport links ensure a good commute to nearby areas, making it an ideal choice for professionals and families alike.

This semi-detached property in Bolton-On-Dearne presents a wonderful opportunity for those seeking a modern home in a vibrant community. Don't miss the chance to make this lovely house your new home.

ENTRANCE HALL

Via a composite front door this opens into the welcoming entrance hall, ideal for coats and shoes, having wall mounted radiator, carpet to floor, decorated in cool tones with doors then leading to downstairs WC and lounge.

DOWNSTAIRS WC

2'4" x 4'9" (0.71m x 1.45m)

Handy addition to any busy household, this room comprises of low flush WC, wash hand basin, wall mounted radiator, wood effect vinyl flooring and uPVC frosted window to the side elevation.

LOUNGE

11'9" x 13'4" (3.58m x 4.06m)

Step inside the light and airy living space, beautifully presented with two uPVC windows to the front and side elevation filling this room with natural light, decorated in neutral tones with wall mounted radiator, aerial point in place, opening to stairs rising to first floor and door opening to the kitchen/diner.

KITCHEN DINING ROOM

11'9" x 10'4" (3.58m x 3.15m)

The real hub of the home is this stylish, well designed kitchen/diner, having an array of modern wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven with gas hob and extractor fan over, space and plumbing for washing machine, splash back tiles to walls, housing the property combi boiler, ample space for a dining table to entertain, wall mounted radiator and uPVC window as well as uPVC door to the rear, further internal door leads to built in storage cupboard.

LANDING

From the roomy landing all doors lead to bedrooms and bathroom.

BEDROOM ONE

11'9" x 10'1" (3.58m x 3.07m)

Generously sized master bedroom with plenty of space to add storage and furniture, decorated in

neutral tones with wall mounted radiator and uPVC window to the front elevation.

BEDROOM TWO

11'9" x 7'4" (3.58m x 2.24m)

Further good sized double bedroom with built in cupboard providing that extra storage we all crave, beautifully presented with carpet to floor, wall mounted radiator and uPVC window to the rear.

BATHROOM

5'8" x 5'7" (1.73m x 1.70m)

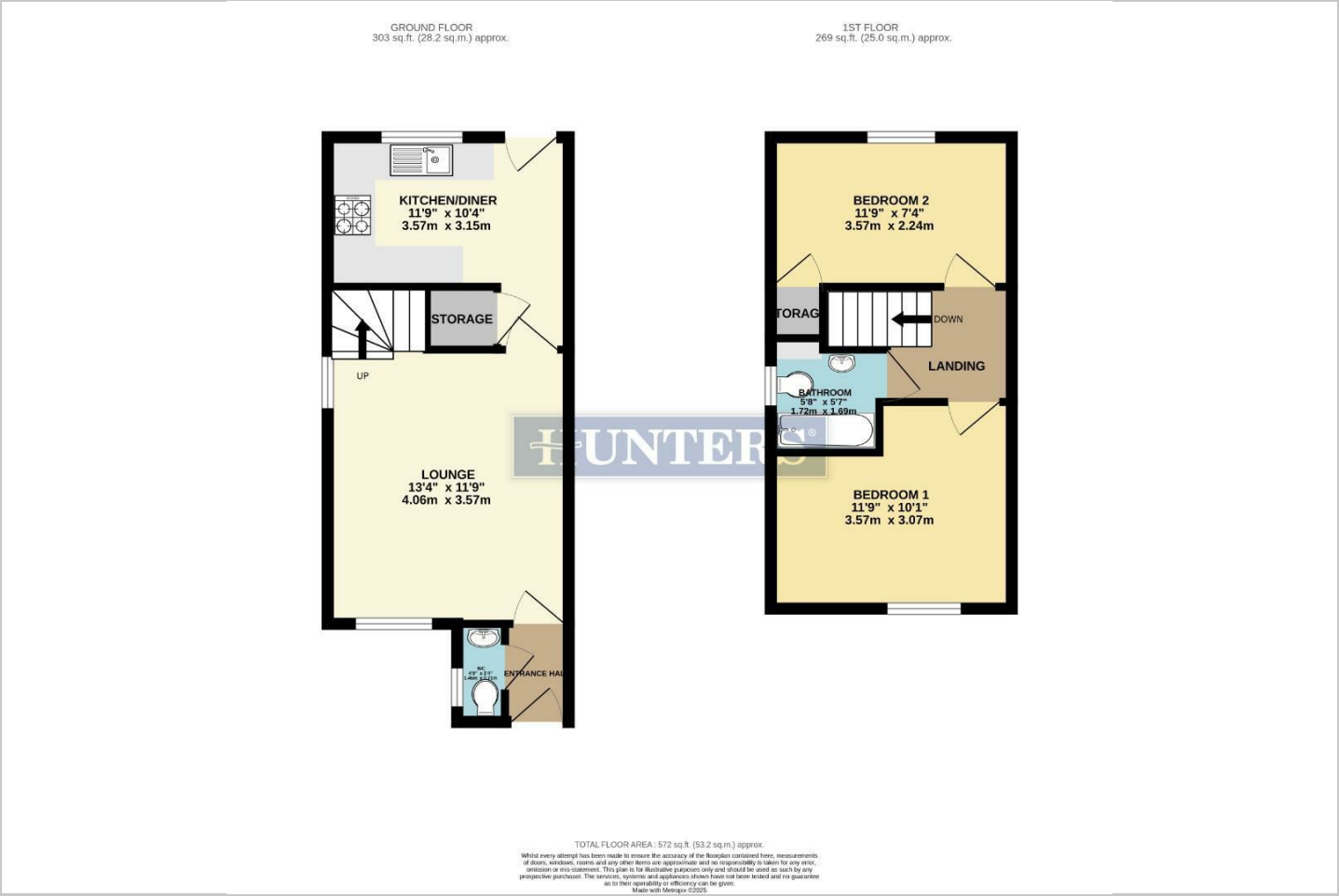
Perfect spot to relax and unwind the sleek family bathroom comprises of three piece white suite with low flush WC, pedestal wash hand basin and bath with shower over and waterfall shower head in place, decorative splash back tiles, wall mounted radiator and frosted uPVC window to the side.

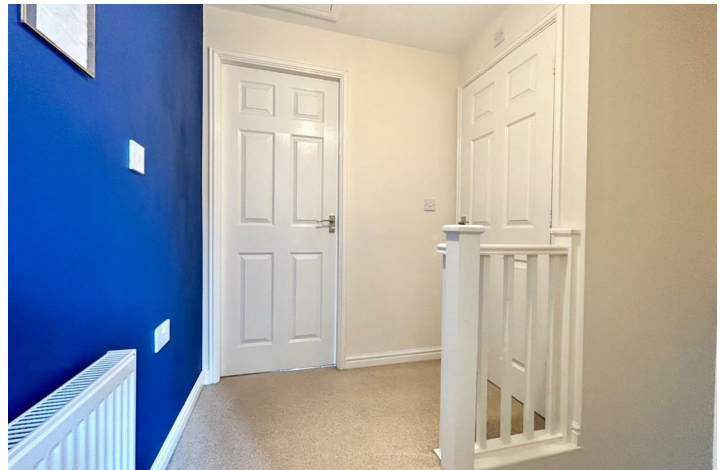
EXTERIOR

To the front of the property is a well maintained driveway offering secure off road parking, side lawn adds a splash of colour to the front while a paved path then leads to front entrance.

At the rear is a fully enclosed garden, partly paved, ideal for seating and enjoying the warmer months, leading then to a well maintained lawn, having established plants and hedges to the boarder adding to the beauty of this space the whole family can enjoy.

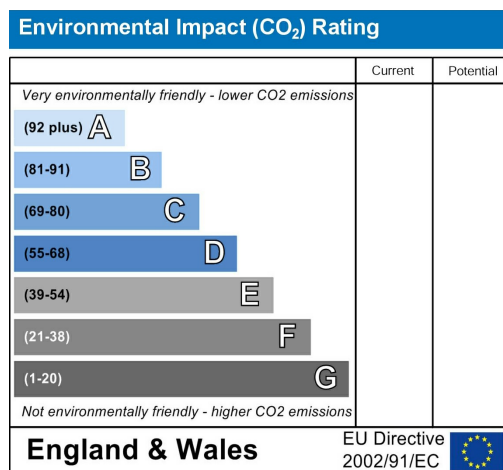
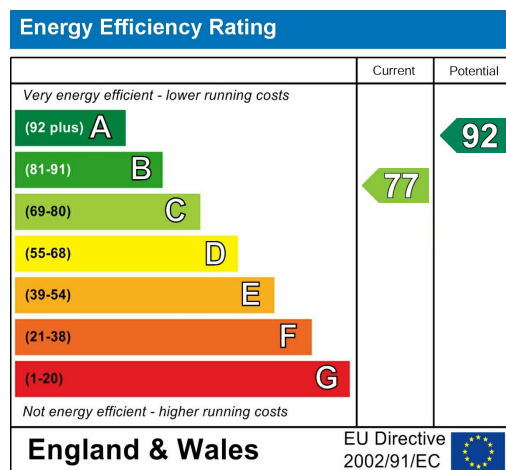
Floorplan







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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