



Pennyfields

Bolton-On-Deerne, Rotherham, S63 8EZ

Offers In The Region Of £85,000



- TWO BEDROOM APARTMENT
- OFF ROAD PARKING
- LEASEHOLD
- EPC RATING: C

- GROUND FLOOR
- GOOD COMMUTE LOCATION
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

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Nestled in the charming area of Pennyfields, Bolton-On-Dearne, Rotherham, this delightful two-bedroom ground floor flat offers a perfect blend of comfort and convenience. With a spacious lounge that invites relaxation and separate kitchen, this property is ideal for those seeking a cosy yet functional living space.

The flat's layout is thoughtfully designed, providing ample room for both entertaining guests and enjoying quiet evenings at home. The lounge is bright and airy, creating a welcoming atmosphere that is sure to impress. The separate kitchen, while compact, is well-equipped for all your culinary needs.

One of the standout features of this property is the allocated parking spaces located to the rear, ensuring that you have a secure and convenient place for your vehicle. Additionally, the flat boasts an excellent location for commuting, being within walking distance of the train station. This makes it an ideal choice for professionals or anyone who values easy access to transport links.

In summary, this two-bedroom ground floor flat in Pennyfields is a wonderful opportunity for those looking for a comfortable home in a well-connected area. With its spacious lounge, separate kitchen, two bedrooms, bathroom and convenient parking, it is sure to meet the needs of modern living. Don't miss the chance to make this charming property your own.

ENTRANCE HALL

Via a white composite door this leads into the long and roomy entrance hall, ideal for coats and shoes, neutrally decorated with electric storage heater and doors leading to storage cupboard, living room, kitchen, both bedrooms and bathroom.

LOUNGE

11'2" x 14'4" (3.40m x 4.37m)

Step inside the bright and airy living space, beautifully presented with uPVC window to the front filling the room with natural light, decorative electric fire in place giving the room not only a focal point but a cosy feel. Storage heater and aerial point in place.

KITCHEN

9'4" x 5'7" (2.84m x 1.70m)

Beech effect fitted kitchen, having an array of wall and base units providing storage, stainless steel sink, drainer and matching mixer tap, integrated electric oven and hob with extractor fan over, space and plumbing for washing machine with splash back tiles to walls and uPVC window to the rear.

BEDROOM ONE

9'9" x 10'3" (2.97m x 3.12m)

Generously sized master bedroom with ample space for furniture and storage if needed, decorated in neutral tones with storage heater and uPVC window to the front.

BEDROOM TWO

6'6" x 9'7" (1.98m x 2.92m)

Another good sized bedroom, having storage heater, aerial point in place, uPVC window to the

rear and built in cupboard providing that extra storage we all crave.

BATHROOM

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

Spacious bathroom comprising of three piece suite with low flush WC, pedestal wash hand basin with bath and electric shower over, splash back tiles to walls, heated towel rail and uPVC frosted window to the side.

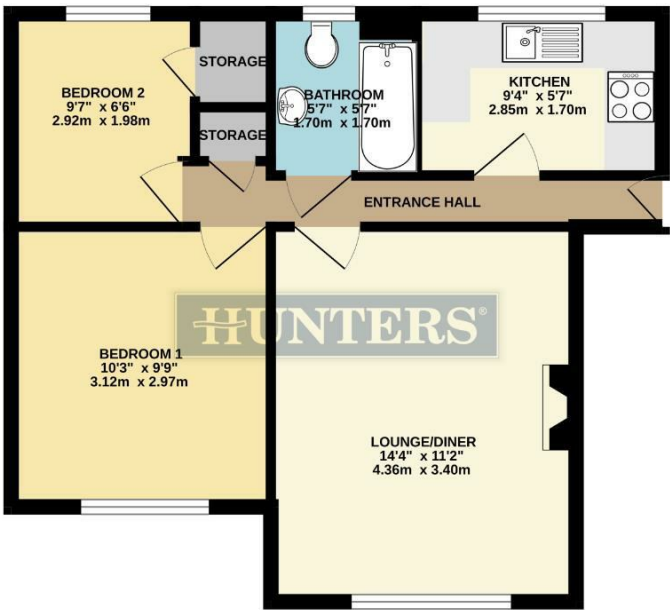
EXTERIOR

To the front of the property is the main entrance door with personal letter boxers and intercom for each apartment, number 33 is found of the ground floor, to the side of the building is established trees and shrubs adding further privacy and beauty.

To the rear is an enclosed car park for the apartments with allocated parking and plenty of space for visitors.

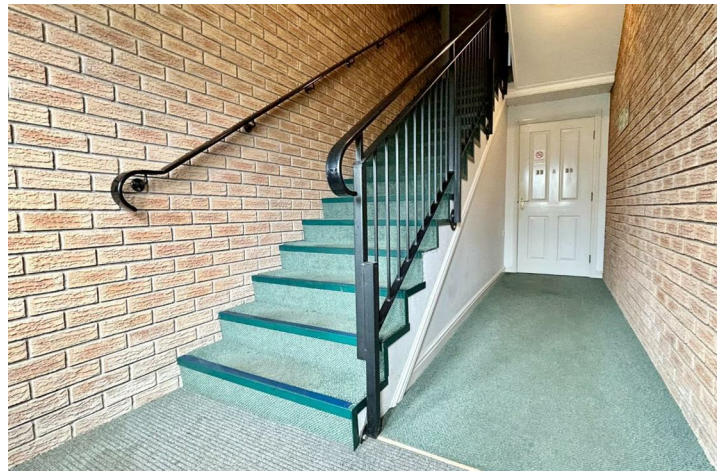
Floorplan

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.

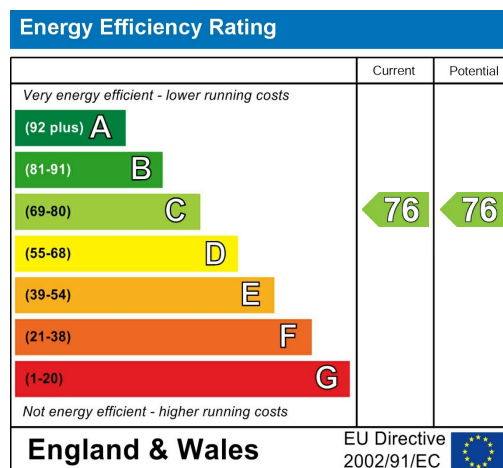


TOTAL FLOOR AREA : 469 sq.ft. (43.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Blueprints (2023)





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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