



Park Crescent

Bolton-On-Dearne, Rotherham, S63 8NU

Guide Price £225,000 - £235,000



- THREE BEDROOM DETACHED PROPERTY WITH NO UPWARD CHAIN
- DOWNSTAIRS WC
- GOOD COMMUTE LOCATION
- FREEHOLD
- EPC RATING: C
- GARAGE WITH LARGE DRIVEWAY
- MASTER BEDROOM WITH ENSUITE
- SOUGHT AFTER AREA
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: C

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Nestled in the sought-after area of Park Crescent, Bolton-On-Dearne, this charming three-bedroom detached house offers a delightful blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The inner hall provides access to a well-appointed kitchen, a convenient downstairs WC, and a dining room that opens into a lovely sun room extension at the rear, creating a bright and airy space to enjoy.

The first floor boasts a generous landing that leads to three well-sized bedrooms, each offering ample space for personalisation. The master bedroom is particularly impressive, featuring an ensuite wet room that adds a touch of luxury to your daily routine.

Outside, the property benefits from a large enclosed rear garden, designed for ease of maintenance with artificial grass and a patio area, making it an ideal sun trap for those warm summer days. This outdoor space is perfect for family gatherings or simply enjoying a quiet moment in the sun.

Situated close to local amenities and a train station, this property is not only a beautiful home but also offers excellent transport links for commuting. This delightful residence is perfect for families or anyone seeking a peaceful yet convenient lifestyle in a popular location. Don't miss the opportunity to make this house your home.

ENTRANCE HALL

3'8" x 3'3" (1.12m x 0.99m)

Through a glazed composite door leading into the property, comprising neutral décor, wall mounted radiator, uPVC window and door leading to lounge. Perfect place for those muddy shoes in the winter months.

LOUNGE

11'8" x 14'9" (3.56m x 4.50m)

A stunning generously sized living area with plenty of room for furniture. Having beautiful wooden flooring and uPVC window to the front and electric fire with surround in place not only bringing a cosy feel to the room but a focal point as well. Further door leading to inner hall.

HALL

Doors leading to Kitchen, Dining Room and Downstairs WC with carpeted stairs rising to the first floor landing.

KITCHEN

8'1" x 8'9" (2.46m x 2.67m)

The sleek kitchen is fitted with an array of wall and base units providing storage, contrasting work surface over with sink, drainer and matching mixer tap, integrated electric oven and four ring electric hob with extractor fan over, under counter space and plumbing for washing machine and dishwasher, vinyl flooring, wall mounted radiator, space for tall fridge freezer and uPVC window to the rear. Further external door leading directly onto the beautiful rear garden.

DINING ROOM

8'4" x 9'0" (2.54m x 2.74m)

Beautifully designed dining area flowing straight into the Sun Room creating the perfect space for entertaining family and friends. Comprising of wall mounted radiator, carpet flooring with plenty of space for a dining table and chairs.

SUN ROOM

9'4" x 8'6" (2.84m x 2.59m)

Splendid bonus to this family home offering that extra space we all crave. Being filled with natural sources of light via uPVC windows as well as two sky lights and uPVC French door leading directly into the rear garden. Comprising of modern décor with delightful wooden flooring.

DOWNSTAIRS WC

A handy addition to any busy household, comprising low flush WC, wall mounted hand basin, wall mounted radiator, extractor fan and frosted uPVC window.

LANDING

A spacious landing area, comprising side facing uPVC window and wall mounted radiator. Doors leading to all three bedrooms and WC. Airing cupboard located in the corner.

BEDROOM ONE

9'9" x 11'9" (2.97m x 3.58m)

The impressive master bedroom is beautifully presented and generously sized, flooded with natural light from large uPVC window to the front, built in wardrobe, plenty of room for bedroom furniture, carpet flooring, wall mounted radiator, aerial point and door to the ensuite.

WET ROOM

9'8" x 2'7" (2.95m x 0.79m)

Comprising of low flush WC, wash hand basin and electric shower. Fully tiled walls and frosted uPVC window to the side elevation.

BEDROOM TWO

13'5" x 9'1" (4.09m x 2.77m)

A generously sized double bedroom, boasting of carpet flooring, wall mounted radiator and uPVC window overlooking the rear elevation.

BEDROOM THREE

11'8" x 8'6" (3.56m x 2.59m)

A further good sized bedroom with plenty of room for bedroom furniture. Comprises of neutral décor, carpet flooring, wall mounted radiator and uPVC window to the front.

WC

6'7" x 5'9" (2.01m x 1.75m)

The WC can be made back into a bathroom if needed. Currently comprising of low flush WC, bidet and wash hand basin with storage underneath. UPVC frosted window to the rear and wall mounted heated towel rail.

GARAGE

8'3" x 17'4" (2.51m x 5.28m)

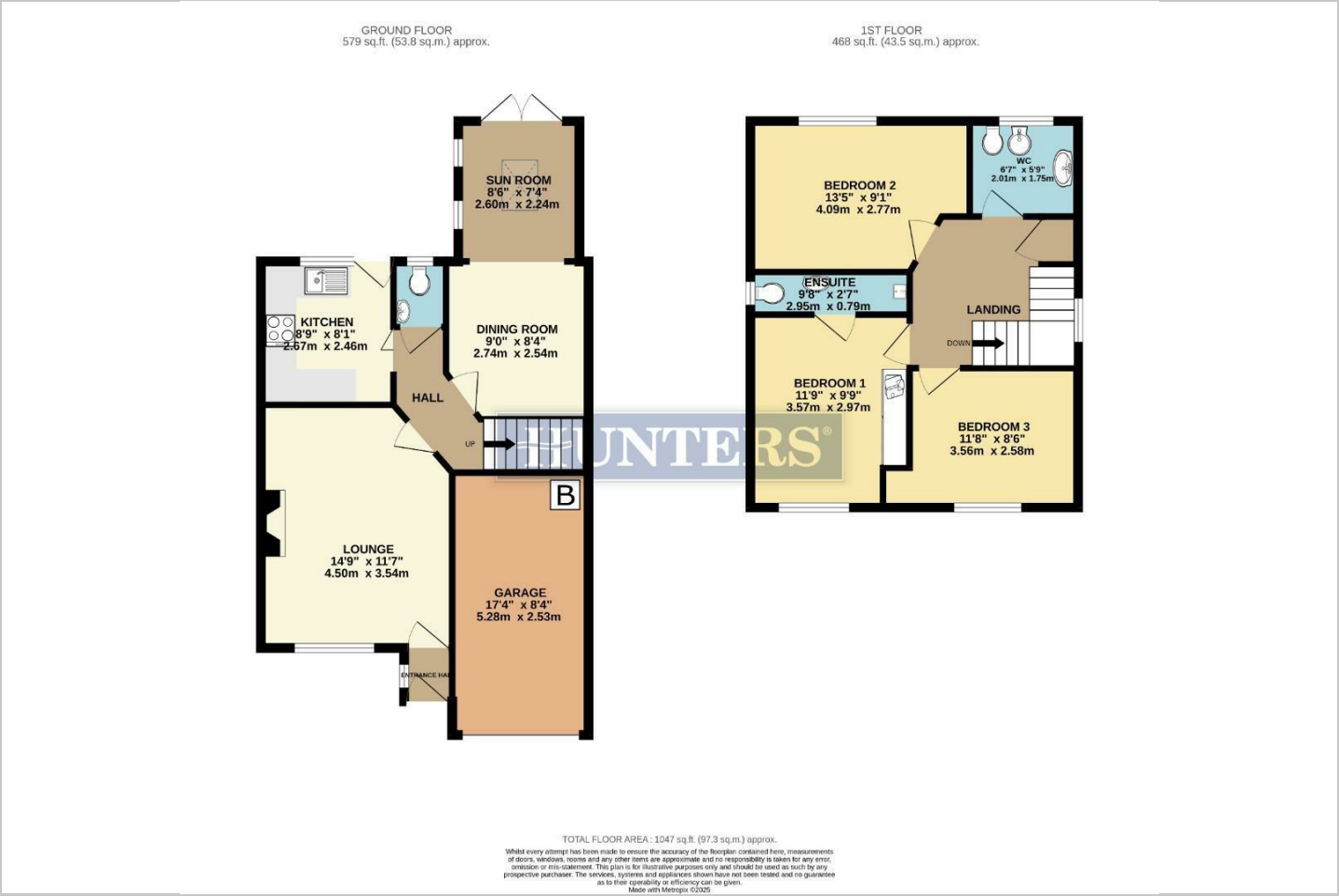
More secure off road parking or great storage space the garage can be accessed via an up and over garage door at the front. Having power and lighting.

EXTERIOR

The front of the home oozes great kerb appeal, with well maintained driveway for a couple of cars leading up to the front entrance and garage. Small easy to maintain lawn area adding splashes of colour.

At the rear is a fully enclosed spacious garden, partly paved ideal for seating and enjoying the warmer weather. Having a large area benefiting from artificial grass, this really is a space all the family can enjoy. Having beautiful views to the open field whilst adding privacy to the garden.

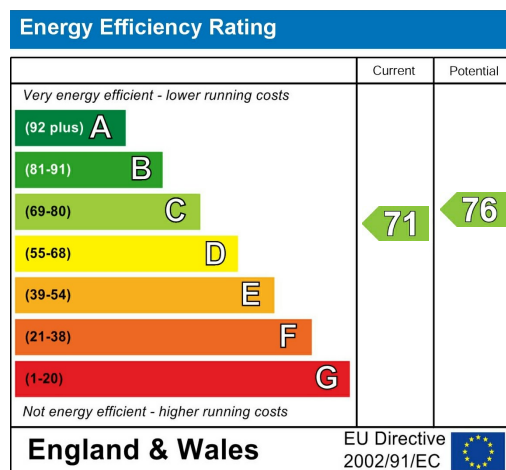
Floorplan







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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