



## Cumberland Way

Bolton-upon-Dearne, S63 8NB

Price Guide £140,000 - £150,000



- TWO BEDROOM SEMI DETACHED BUNGALOW
- WELL MAINTAINED GARDENS
- MODERN FIXTURE AND FITTINGS
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND A

- OFF ROAD PARKING
- CONSERVATORY
- GENEROUS DIMENSIONS THROUGHOUT
- GCH DG
- EPC RATING TBC

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Nestled in the charming area of Cumberland Way, Bolton-upon-Dearne, this delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. The property features a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests.

The bungalow boasts two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to all your essential needs. One of the standout features of this property is the conservatory, which allows for an abundance of natural light and serves as a lovely space to enjoy the garden views throughout the seasons.

The exterior of the property is equally impressive, with off-road parking available for your convenience. The enclosed rear garden is well-maintained, offering a private oasis for outdoor activities or simply unwinding in the fresh air. Additionally, a lean-to has been added to the side of the bungalow, creating a charming covered seating area perfect for enjoying your morning coffee or tending to your plants.

For those in need of extra storage, a detached garage is also included, providing a practical solution for keeping your belongings organised. The location is particularly advantageous, as it is close to all local amenities, ensuring that you have everything you need within easy reach. Furthermore, the property benefits from a good commute location, making it an excellent choice for those who travel for work.

In summary, this semi-detached bungalow on Cumberland Way presents a wonderful opportunity for comfortable living in a desirable area. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers.

Tel: 01709 894440

## KITCHEN

7'7" x 12'6" (2.31 x 3.81)

Through a composite side entrance door this leads directly into the modern and well designed kitchen, having an array of wall and base units fitted providing storage, contrasting wood effect work surface over with matching splash back, inset white sink and drainer with stainless steel mixer tap, space for free standing cooker with extractor fan over, uPVC window to the front with custom made wooden blinds and further doorways to living room and storage cupboard which also has plumbing and recess for washing machine.

## LIVING ROOM/DINER

15'4" x 13'9" (4.67 x 4.19)

The real hub of the home is the beautifully presented and cosy living room/diner having neutral décor and feature wall with aerial and telephone point in place, wall mounted radiator and uPVC half bay window to the front with custom made wooden blinds and doorway leading into the hall giving access to both bedrooms and shower room.

## BEDROOM ONE

8'1" x 10'9" (2.46 x 3.28)

A generously sized master bedroom filled with natural light from the French style doors that lead into the conservatory and custom made wooden blinds, original floor that has been treated and painted, wall mounted radiator, with built in wardrobes adding that extra storage we all crave.

## BEDROOM TWO

8'2" x 11'0" (2.49 x 3.35)

A further good sized double bedroom with uPVC window to the rear having custom made wooden blinds and wall mounted radiator to finish.

## SHOWER ROOM

5'5" x 7'7" (1.65 x 2.31)

A modern and well presented shower room, perfect spot to unwind comprising of, shower unit, low flush W C and wash hand basin with vanity/storage below, aqua panels to walls for easy

clean, heated towel rail and uPVC frosted glass window to the side elevation.

## CONSERVATORY

11'7" x 8'3" (3.53 x 2.51)

A great addition to any house hold adding space and light to this property, with uPVC windows overlooking the garden this room could be used to entertain and dine, currently used as a second sitting area, great for having a coffee and reading a book, with wall mounted radiator and uPVC patio doors leading to the rear.

## EXTERIOR

To the front of the property is a gated concrete driveway providing secure off road parking, leading to an added lean to area providing an enclosed tranquil space for plants and seating with paved floor, this then opens to the detached garage for further storage. A well maintained lawn with established trees and shrubs to the borders adding colour and privacy finishes the front space. At the rear of the property is a well maintained garden, fully enclosed for privacy, having a raised decked area for seating and enjoying the warmer months, leading to the lawn with raised flower bed, established plants, flowers and shrubs sit in the borders adding to the beauty and privacy of the garden, covered pathway then leads down the side of the garage with established trees to the borders adding a further splash of colour and beauty.

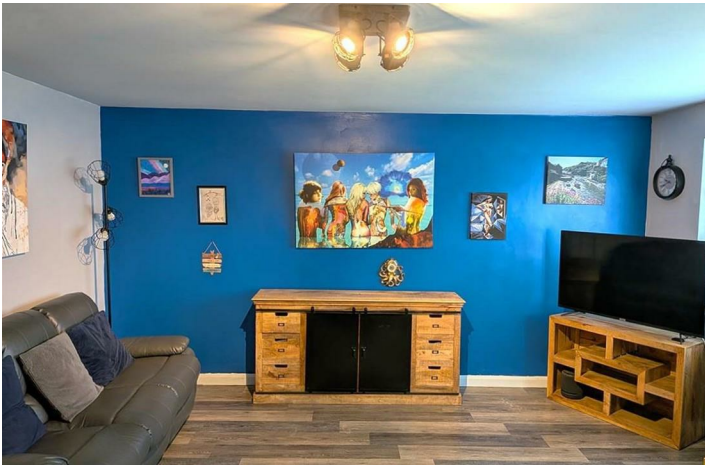


# Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, meters 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.  
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### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### 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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