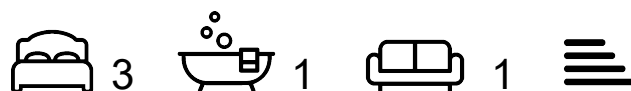




Broadwater

Bolton-Upon-Dearne, S63 8EW

Guide Price £125,000 - £135,000



- THREE BEDROOM SEMI DETACHED
- NO UPWARD CHAIN
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES WITH GOOD TRANSPORT LINKS
- COUNCIL TAX BAND A
- NEWLY REFURBISHED THROUGHOUT INCLUDING NEW BOILER
- GARDENS TO FRONT AND REAR
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- EPC RATING TBC

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*** GUIDE PRICE £125,000 TO £135,000 ***

Welcome to this beautifully refurbished three-bedroom semi-detached house located in the desirable area of Broadwater, Bolton-Upon-Dearne. Spanning an impressive 1,066 square feet, this property offers a perfect blend of modern living and comfort, making it an ideal choice for families or first-time buyers.

As you enter, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere. The house has been thoughtfully updated with a brand-new kitchen and bathroom, featuring modern fixtures and fittings that enhance the overall appeal. The décor and flooring throughout the home have been meticulously chosen to create a stylish and contemporary environment.

The generous dimensions of the bedrooms ensure ample space for relaxation and personalisation, catering to the needs of all family members. With no upward chain, this property is ready for you to move in without delay.

Outside, you will find gardens to both the front and rear, offering a lovely outdoor space for children to play or for hosting gatherings with friends and family. The location is particularly advantageous, as it is close to all local amenities, ensuring that you have everything you need within easy reach. Additionally, the property boasts a good commute location, making it convenient for those who travel for work.

In summary, this semi-detached house in Broadwater is a fantastic opportunity for anyone seeking a modern, spacious home in a vibrant community. Don't miss your chance to make this property your own.

Entrance Hall

Via a uPVC front door this opens into the freshly decorated and floored entrance hall, ideal for coats and shoes, having wall mounted radiator, stairs rising to first floor with storage under and doors leading to the living room and kitchen/diner.

Living Room

Step inside the light and airy living space, freshly painted and floored with carpet, decorated in neutral tones with wall mounted radiator, aerial point in place and large uPVC window to the front filling this room with natural light.

Kitchen/Diner

The real hub of the home is the sleek and spacious kitchen/diner, a space you can entertain and enjoy meals with family and friends, with newly fitted kitchen in white high gloss having ample wall and base units providing storage, contrasting wood work surface over, sunken porcelain sink and drainer with stainless steel mixer tap, integrated electric oven and hob, space and plumbing for washing machine, freshly decorated and floored in wood effect vinyl, two uPVC windows on to the side and one to the rear with a further newly fitted composite door opening to the garden, wall mounted radiator in place and further door opens to storage cupboard.

Landing

Landing having uPVC window to the side elevation, access to loft hatch and doors leading to all bedrooms and family bathroom.

Bedroom One

Generously sized master bedroom, freshly decorated and floored with carpet, having ample room to add furniture and storage, with wall mounted radiator and uPVC window to the front.

Bedroom Two

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

Bedroom Three

Last but certainly not least is this roomy single bedroom or ideal home office/dressing room, freshly decorated and floored with carpet, wall mounted radiator and uPVC window to the front.

Family Bathroom

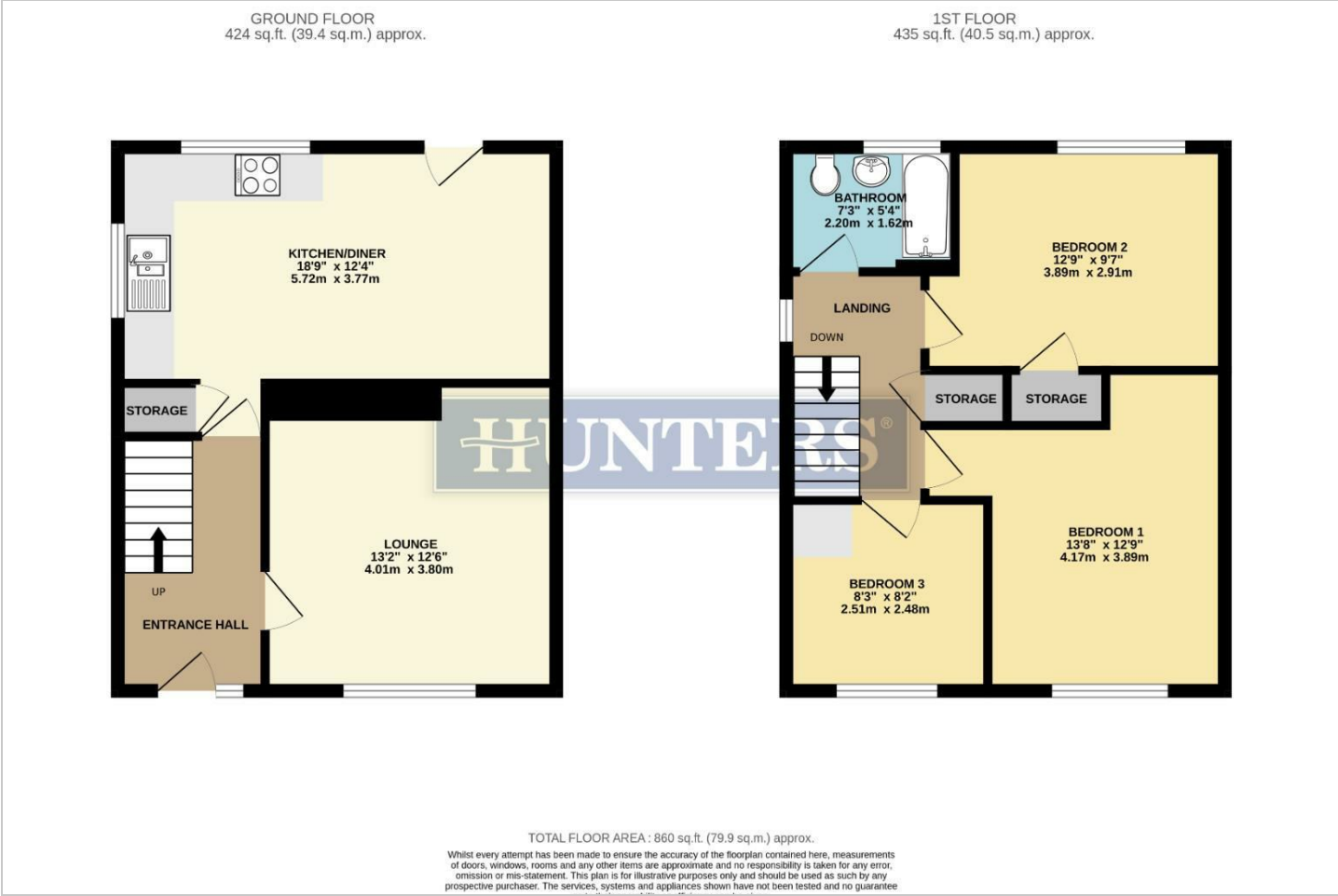
The perfect spot to relax and unwind the newly fitted modern family bathroom comprises of low flush WC, pedestal wash hand basin and bath with shower over and glass screen in place, decorative splash back tiles to walls, chrome heated towel rail and frosted uPVC window to the rear.

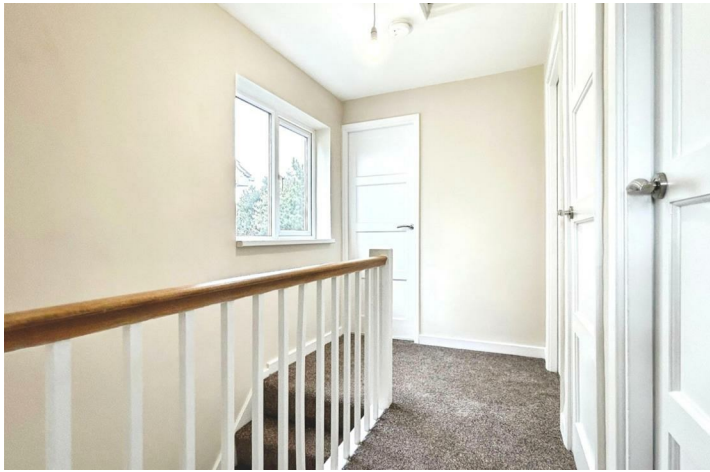
Exterior

To the front of the property is a well maintained lawn area, adding a splash of colour to the front of this home, pathway then leads to front entrance as well to the side and rear of the home. The street allows for ample on road parking for you and guests or you have the opportunity to convert the front to a drive if needed.

At the rear is a large enclosed rear garden with scope to make this how you like, currently having a paved area ideal for seating in the summer months leading to a lawn that all the family can enjoy, whilst also having bunkers in place which could be used as further storage space.

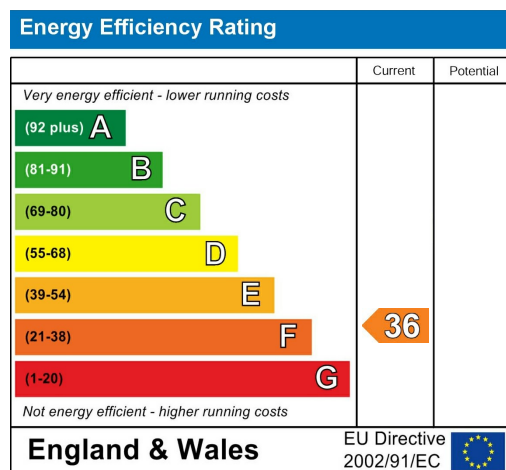
Floorplan







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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