



## 175 Dearne Road, Bolton-Upon-Dearne, S63 8JT

Welcome to this charming riverside detached home for sale on Dearne Road in Bolton-upon-Dearne. This house is situated on a private development of just four homes that boasts four spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to enjoy a good night's sleep.

This property has a driveway for three cars. Garages have been converted into storage and an additional utility room and reception room, with potential to be made into an annexe. The ground floor further offers 3 further reception rooms kitchen and W/C.

The first floor comprises of family bathroom, 2 good sized single bedrooms, Double bedroom and master with en-suite.

Built in 2006, this property offers modern amenities while retaining its classic charm. Spanning 1,299 square feet and set on 0.4 acres of land with stables and a paddock, there is plenty of room for your family to grow and create lasting memories. If your looking for a home with views this definitely doesn't disappoint

- Stunning Views
- Close To Manvers Lake
- Stables With Paddock
- River Side Location
- Close To Schools & Local Amenities
- Potential For Downstairs Annex
- 0.4 Acres of Land

**£375,000**



Floor 0

Approximate total area<sup>1)</sup>  
880.81 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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	