

property details **approval form**

2 St. Andrews View, High Street, Bolton-Upon-Dearne, Rotherham, South Yorkshire, England, S63 8FT

Date: 16 August 2024

Property Ref and Version: MXB117452 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

property details **approval form**

2 St. Andrews View, High Street, Bolton-Upon-Dearne, Rotherham, South Yorkshire, England, S63 8FT

Date: 16 August 2024

Property Ref and Version: MXB117452 - 0001

>> **price**

£190,000

Tenure: Freehold

>> **key features**

- > 3 bedroom semi-detached family home
- > Sought after location - excellently placed for local amenities, schools, shops & transport links
- > Absolutely stunning throughout - immaculately presented -move in condition
- > Downstairs W.C, lounge, kitchen/diner
- > En-suite to bedroom 1 & family bathroom
- > Delightful garden to the rear with lawn & patio
- > Driveway providing off street parking
- > EPC Rating: B

>> **short description**

FOR I CAN'T HELP FALLING IN LOVE WITH YOU! Sitting pretty in this sought after location - excellently placed for local amenities, schools, shops & transport links. Boasting beautifully presented accommodation with a d/stairs & en-suite aswell as a delightful garden & driveway -CALL US NOW!

>> **long description**

PICTURE PERFECT!

Charming 3-Bedroom Semi-Detached Home in Popular Location**

This charming 3-bedroom semi-detached home is located in a popular area, excellently placed for local amenities, schools, shops, and transport links. Immaculately presented throughout, this beautiful property is in move-in condition and ideal for families

.The home features a downstairs W.C, an en-suite to the main bedroom, and a modern style family bathroom. Outside, you'll find a lovely rear garden with a lawn and patio, perfect for outdoor enjoyment, as well as a driveway providing off-street parking. With its beautiful kerb appeal and well-maintained interiors, this home is a must-see.

Viewing is essential. Call us today to arrange your visit!

property details **approval form**

2 St. Andrews View, High Street, Bolton-Upon-Dearne, Rotherham, South Yorkshire, England, S63 8FT

Date: 16 August 2024

Property Ref and Version: MXB117452 - 0001

>> **room description**

Ground Floor:

Entrance Hallway

The entrance hallway comprises of a black composite entrance door to the front, a central heating radiator and stairs leading to the first floor accommodation.

Downstairs W.C

Presented with a W.C, a vanity hand wash basin, a central heating radiator and an extractor fan.

Lounge

14' 7" x 12' 7" to stairs (4.45m x 3.84m to stairs)

A spacious living & family area which comprises of a UPVC double glazed window to the front, a useful storage cupboard and a central heating radiator. Also having a glass staircase which provides access to the first floor accommodation.

Kitchen/ Diner

15' 4" x 11' 10" into recess (4.67m x 3.61m into recess)

A beautifully presented, modern style kitchen & dining space which is fitted with a range of grey high gloss wall and base units & complimented with light marble effect work surfaces housing the 1 & 1/2 bowl inset sink and drainer unit. The kitchen also has a built in oven & microwave both set into larder, an black glass electric hob with a cooker hood above and a lovely glass splashback. Also having an integrated fridge/freezer, dishwasher & washing machine, and a lovely central island with seating. There is also a central heating radiator and a UPVC double glazed window and patio doors provide access to the rear garden.

1st Floor:

First Floor Landing

The first floor landing has a UPVC double glazed window to the side and a useful storage cupboard. There is access to the loft which power & light.

Bedroom One

11' 8" x 8' 9" (3.56m x 2.67m)

Presented with a UPVC double glazed window to the front and a central heating radiator. A further door provides access to the en-suite.

En-Suite

A modern & partially tiled suite, which comprises of a shower cubicle, a W.C & hand wash basin both set into vanity with plenty of storage space underneath. Also having a chromium heated towel rail.

Bedroom Two

8' 9" x 11' 10" into recess (2.67m x 3.61m into recess)

A rear facing bedroom which has a central heating radiator and a UPVC double glazed window to the rear.

property details **approval form**

2 St. Andrews View, High Street, Bolton-Upon-Dearne, Rotherham, South Yorkshire, England, S63 8FT

Date: 16 August 2024

Property Ref and Version: MXB117452 - 0001

>> **room description**

Bedroom Three

6' 3" x 8' 8" into door (1.91m x 2.64m into door)

A rear facing bedroom which has a central heating radiator and a UPVC double glazed window to the rear. The room also benefits from a useful storage cupboard which houses the boiler.

Bathroom

A modern & partially tiled suite, which has been fitted with a bath with a shower over, a W.C & hand wash basin both set into vanity with storage space underneath. There is also a chromium heated towel rail and a UPVC double glazed window to the front.

Exterior:

To the front of the property boasts a low maintenance yard, which has a gate giving access through to the rear garden.

To the rear lays a delightful & well presented lawned garden, benefiting from a paved patio/seating area, outside electric points & lighting! A perfect outside space for guest & family entertainment!

Parking

To the rear of the property is a driveway with a car charging point.

property details approval form

2 St. Andrews View, High Street, Bolton-Upon-Dearne, Rotherham, South Yorkshire, England, S63 8FT

Date: 16 August 2024

Property Ref and Version: MXB117452 - 0001

>> property images



Your William H Brown office: 4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW
T 01709 583267 E mexborough@williamhbrown.co.uk

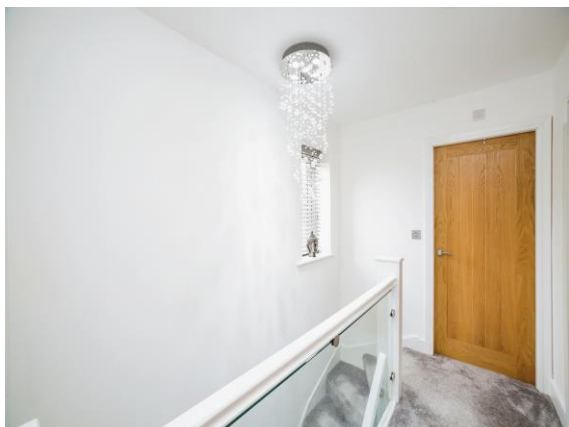
property details **approval form**

2 St. Andrews View, High Street, Bolton-Upon-Dearne, Rotherham, South Yorkshire, England, S63 8FT

Date: 16 August 2024

Property Ref and Version: MXB117452 - 0001

>> **property images**



Your William H Brown office: 4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW
T 01709 583267 **E** mexborough@williamhbrown.co.uk

property details **approval form**

2 St. Andrews View, High Street, Bolton-Upon-Dearne, Rotherham, South Yorkshire, England, S63 8FT

Date: 16 August 2024

Property Ref and Version: MXB117452 - 0001

>> **property images**



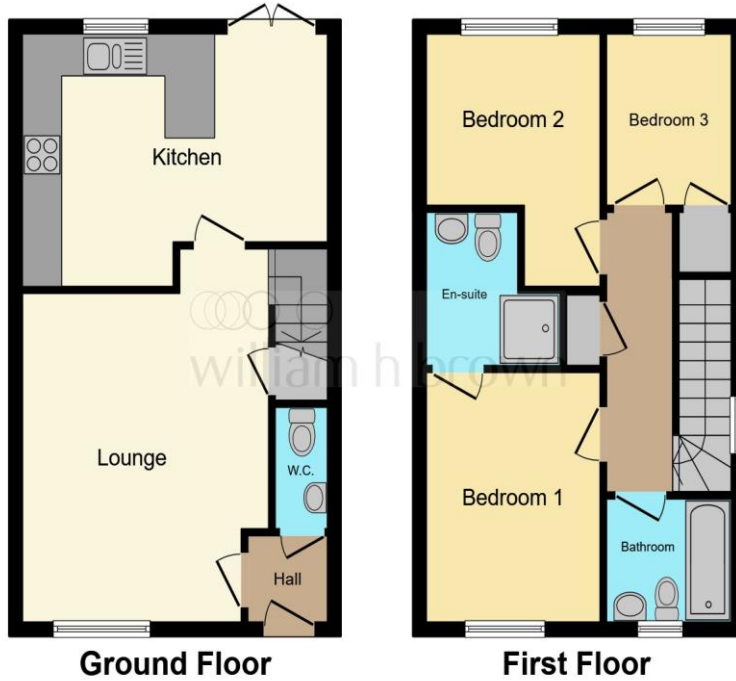
property details approval form

2 St. Andrews View, High Street, Bolton-Upon-Dearne, Rotherham, South Yorkshire, England, S63 8FT

Date: 16 August 2024

Property Ref and Version: MXB117452 - 0001

>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Charlotte Townson		
Miss P. Rayner		