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HERE TO GET *you* THERE



Hall Broome Gardens Bolton-Upon-Dearne, Rotherham, S63 8AH Asking Price £135,000



CALL NOW TO AVOID MISSING OUT ON THIS SPECTACULAR. BEAUTIFULLY PRESENTED, THREE BEDROOM SEMI DETACHED PROPERTY, LOCATED WITHIN BOLTON UPON DEARNE.

Generous dimensions throughout with a added bonuses of downstairs WC and conservatory. Three good sized bedrooms with built in storage creating that extra storage space we all crave, stunning enclosed rear garden with attached garage providing secure off road parking. Close to local amenities with Bolton Upon Dearne village a short walk away offering supermarkets, local business and public houses, surrounded by reputable schools, hosting good public transport links, within easy reach of the A1 and M1 making this an ideal spot for any family. Property briefly comprises of Porch, Lounge, Dining Room, Conservatory, Kitchen, Downstairs WC, Garage, three good sized Bedrooms and Family Bathroom. VIEWINGS ARE A MUST!

EXTERIOR

Before even entering the house you are swept away with this large driveway, allowing off road parking for at least two cars. With pebbled garden area and pathway leading to front entrance door. At the rear of the property stands an easy and well maintained rear garden, fully enclosed for privacy with patio area ideal for seating in the summer months.



Porch

Entrance hall

Lounge 14'1" x 12'1" (4.3m x 3.7m)

Dining room 10'5" x 8'6" (3.2m x 2.6m)

Kitchen 10'5" x 8'6" (3.2m x 2.6m)

Conservatory 10'9" x 7'2" (3.3m x 2.2m)

w/c

Garage 21'3" x 8'6" (6.5m x 2.6m)

Landing

Bedroom one 13'1" x 11'9" (4m x 3.6m)

Bedroom two 13'5" x 8'10" (4.1m x 2.7m)

Bedroom three 9'2" x 8'10" (2.8m x 2.7m)

Family bathroom 9'2" x 8'10" (2.8m x 2.7m)

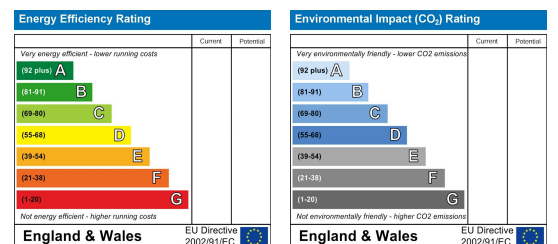
Area Map



Floor Plans



Energy Efficiency Graph



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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