



84 Wath Road, Bolton-Upon-Dearne, Rotherham, S63 8JP

Best Offers Around £140,000

Having undergone a recent course of modernisation, this spacious end terrace property is offered with no vendor chain and immediate vacant possession. Benefiting from off road parking to the rear for more than one vehicle, there are three first floor good sized bedrooms and modern kitchen and shower room suites.

Being ideally placed for the Dearne Valley Parkway an early viewing is essential.

Merryweathers

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Bolton Upon Dearne

Bolton upon Dearne is a small village in the Metropolitan Borough of Barnsley, South Yorkshire, England, in the part of the Dearne Valley through which the River Dearne passes. There are three primary schools in the village: Carrfield School, Heather Garth Primary School and Lacewood. The main secondary school in the area is Dearne Advanced Learning Centre.

Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 15'11" x 12'6" (4.86 x 3.83)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Dining Room 12'2" x 13'6" (3.71 x 4.14)



With a rear facing upvc window and central heating radiator.

Storage / Utility

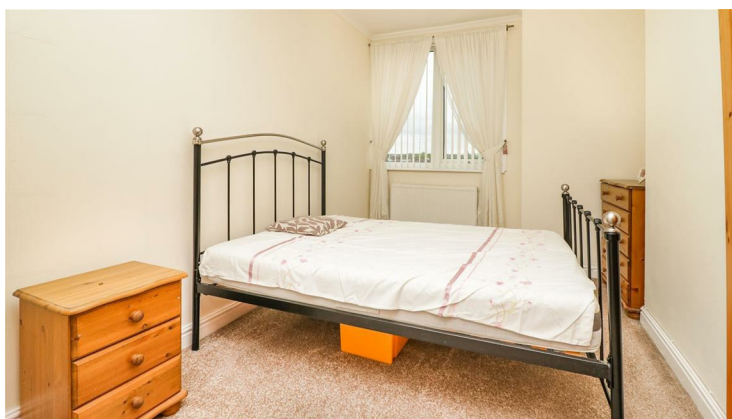
With a door entering from the dining room.

Kitchen 13'5" x 6'6" (4.11 x 2.00)



Incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and gas cooker point. With rear facing entrance door.

Master Bedroom 15'5" x 9'0" (4.70 x 2.76)



Measurements at best, front facing upvc window and central heating radiator.

Bedroom Two 10'0" x 10'4" (3.06 x 3.15)



With a rear facing upvc window and central heating radiator.

Bedroom Three 9'7" x 12'2" (2.93 x 3.71)



With rear facing upvc window and central heating radiator.

Shower Room 10'3" x 7'9" (3.13 x 2.37)



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External

To the front is an attractive laid to lawn garden, with gated access to the rear. To the rear there is off road parking for more than one vehicle, with two external brick outbuildings hosting an outside WC.

Material Information

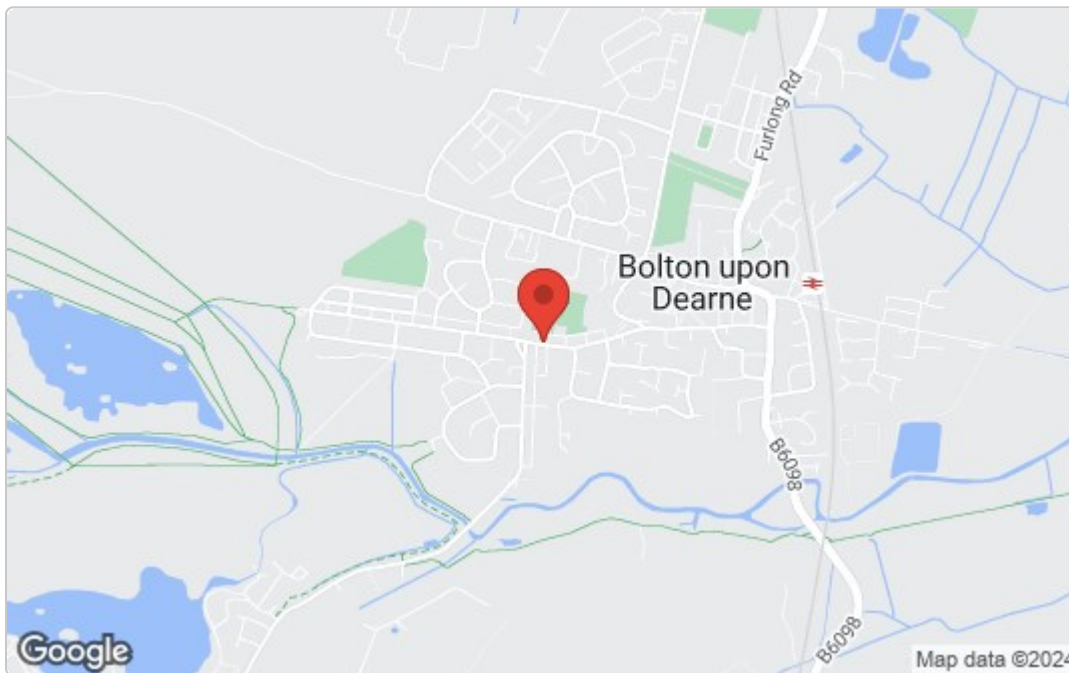
Freehold
Council Tax Band A

Floor Plan



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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