



66 West Avenue, Bolton-Upon-Dearne, Rotherham, S63 8LG

Asking Price £75,000

Situated upon this no through road is this deceptively spacious end terrace property which is available with no onward chain. Benefiting from open aspect to the front over looking the allotments, the property itself hosts separate reception rooms and three first floor bedrooms thanks to the double storey extension. The property is in easy reach of the comprehensive amenities within nearby Wath Upon Dearne.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

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.

Lounge 12'4" x 14'4" (3.77 x 4.38)



With a front facing upvc entrance door, central heating radiator, decorative coving to the ceiling and upvc window

Dining Room 12'4" x 16'11" (3.78 x 5.17)



With a side facing upvc window, central heating radiator, and stairs rising to the first floor accommodation.

Kitchen 8'11" x 11'6" (2.74 x 3.53)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The

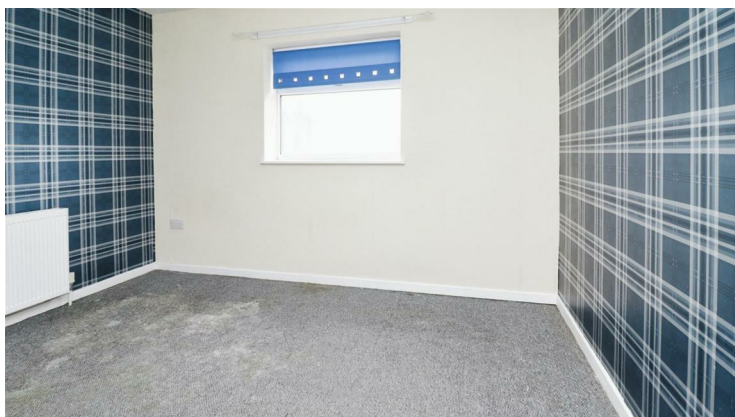
kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine. With rear facing entrance door.

Bedroom One 11'2" x 12'4" (3.42 x 3.78)



With a front facing upvc window and central heating radiator.

Bedroom Two 11'3" x 8'10" (3.43 x 2.71)



with a rear facing upvc and central heating radiator.

Bedroom Three 7'6" x 7'8" (2.29 x 2.34)



With a side facing upvc window and central heating radiator, with fitted storage.

Bathroom



With a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External

To the rear of the property is an enclosed rear yard, whilst to the front is pedestrian gated access.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - End Terrace

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - On Road

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

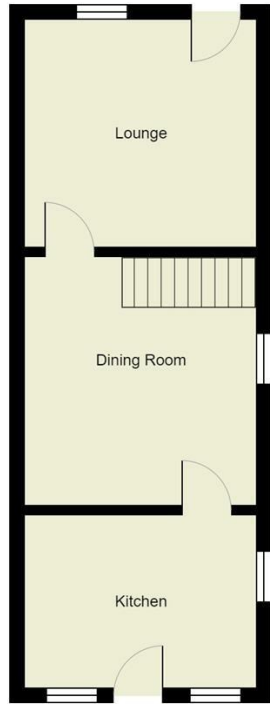
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

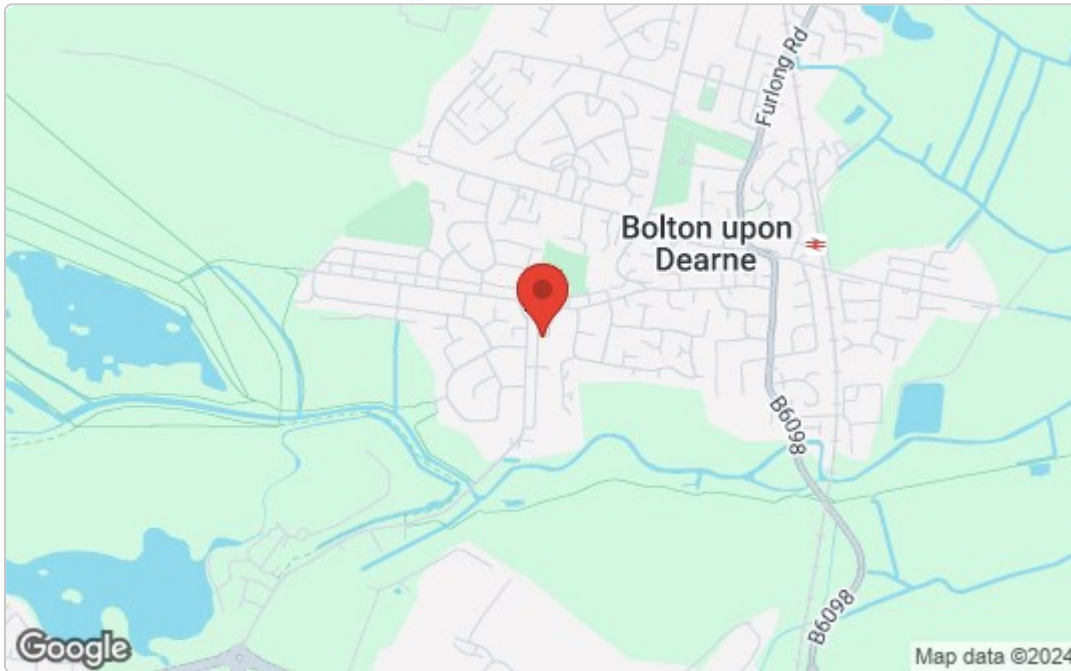
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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