



3 Station Road, Bolton-Upon-Dearne, Rotherham, S63 8JB

Asking Price £210,000

Offered to the open market with no upward vendor chain is the well appointed detached bungalow. With driveway providing off road parking for more than one vehicle there are well maintained gardens to the rear, with overlooking conservatory. With two double bedrooms enjoying fitted furniture, there is a modern shower room suite and pleasant dining lounge. With detached garage hosting an electrically operated door.

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 Academy.

Entrance Hallway

With a side facing upvc entrance door, central heating radiator and access to the accommodation.

Lounge / Dining Room 22'1" x 11'5" (6.75 x 3.49)



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

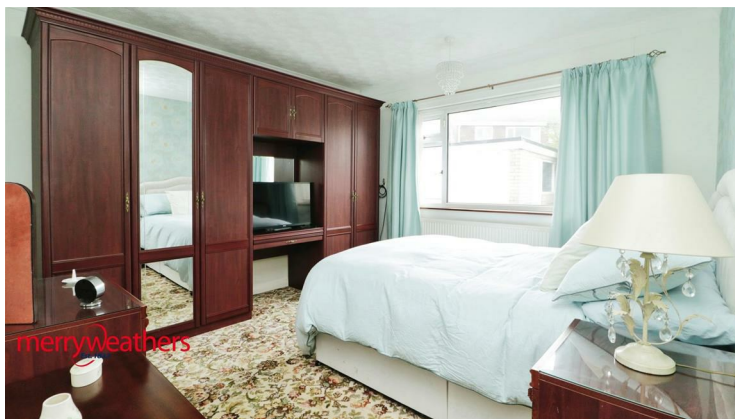
Kitchen 11'8" x 9'10" (3.56 x 3.00)



Set beneath the side 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, breakfast bar, central heating radiator and side facing entrance door.

Principal Bedroom 11'8" x 11'11" (3.58 x 3.65)



With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 9'11" x 10'11" (3.03 x 3.33)



With rear facing upvc patio entering the conservatory, central heating radiator and comprehensive fitted wardrobes.

Conservatory 11'1" x 10'8" (3.38 x 3.26)



Built upon a brick base with upvc glazing to include a rear facing entrance doors and enjoying views over the rear garden.

Shower Room



With a two piece suite comprising of a walk in shower with electric shower above and pedestal hand wash basin. With central heating radiator and opaque double glazed window.

Separate WC

With low flush WC and opaque double glazed window.

Garage

Hosting power and lighting, with electrically operated garage door.

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Detached

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 - Driveway

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.

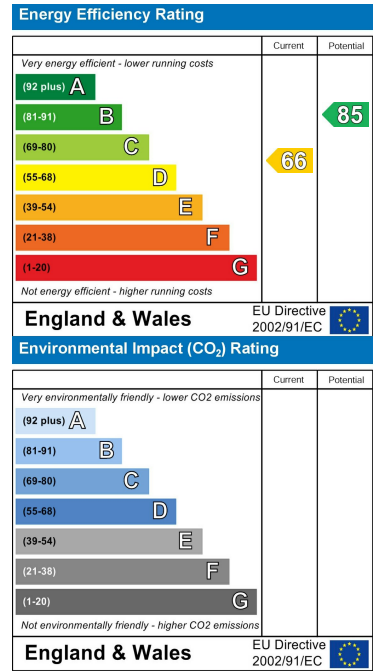
Floor Plan



Area Map



Energy Efficiency Graph



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