



Prior Way

Bolton-Upon-Dearne, Rotherham, S63 8FA

Guide Price £160,000 - £170,000



- TWO BEDROOM SEMI DETACHED PROPERTY
- DETACHED GARAGE
- STYLISH DECOR
- GOOD COMMUTE LOCATION
- EPC RATING: B
- SOUGHT AFTER LOCATION
- SUMMER HOUSE
- SOLAR PANELS WITH BATTERY STORAGE
- FREEHOLD
- COUNCIL TAX BAND: A

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Nestled in the desirable area of Prior Way, Bolton-Upon-Dearne, this charming two-bedroom semi-detached house presents an excellent opportunity for those seeking a blend of comfort and modern living. As you approach the property, you will notice the convenient side driveway leading to a detached garage, providing ample parking space for your vehicles.

Upon entering, you are welcomed by a bright entrance hall that leads into a spacious reception room, seamlessly connecting to the heart of the home—the kitchen diner. This well-designed layout is perfect for both individuals and small families, offering a practical flow throughout the living spaces with the extra addition of a downstairs WC. The property features two generously sized double bedrooms, ensuring ample room for relaxation, along with a well-appointed shower room.

One of the standout features of this home is the well landscaped garden, which includes a delightful slabbed patio area with further decked area, ideal for outdoor relaxation or entertaining guests. Additionally, a large wooden summer house provides a charming spot to unwind or enjoy hobbies in the fresh air.

Situated in a sought-after location, this property is just a short stroll from a nearby park, making it perfect for leisurely walks or family outings. The combination of modern amenities and picturesque surroundings makes this home a truly appealing choice for those looking to settle in a vibrant community.

In summary, this semi-detached house on Prior Way is not merely a property; it is a place where comfort meets convenience, making it an excellent opportunity for anyone seeking a new home in Rotherham.

ENTRANCE HALL

Through a red composite door this leads into the light and airy hallway having carpet flooring with wall mounted radiator and plenty of room for coats and shoes. Staircase rising to first floor landing and doorway leading into the lounge area.

LOUNGE

An elegant living space, boasting tasteful décor and generous space for furniture. Drenched in natural light through a large uPVC window to the front exterior. Wall mounted radiator, carpet flooring, aerial point in place with door leading into the kitchen/diner. Benefiting from a wall mounted modern electric fire, not only bringing a focal point to the room but a cosy feel.

KITCHEN DINING ROOM

A stunning kitchen/diner, creating a great social space for any family, offering a beautiful fitted kitchen with an array of wall and base units providing plenty of storage space with complimentary work surface over, built in four ring gas hob and electric oven with extractor fan over, stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine and space for tall fridge freezer. Plenty of space for dining room table with wall mounted radiator, vinyl flooring, uPVC window and double uPVC French doors leading directly out into the enclosed rear garden. Further door leading to the downstairs WC.

DOWNSTAIRS WC

A handy addition to any busy household, comprising low flush WC, wall mounted hand basin and wall mounted radiator with vinyl flooring.

LANDING

Roomy landing with doors leading to both bedrooms and family bathroom. Carpet flooring with wall mounted radiator and access to loft.

BEDROOM ONE

A generous sized master bedroom providing plenty of storage space we all crave. Stylish décor with uPVC window to the front elevation letting in the

natural light, carpet flooring and wall mounted radiator.

BEDROOM TWO

Further good sized second bedroom, again nicely decorated with wall mounted radiator, carpet flooring and uPVC window overlooking the rear garden.

SHOWER ROOM

Spacious and relaxing family shower room, with white suite fitted comprising of low flush WC, vanity unit with built in sink and double walk in shower unit with glass screen. Splash back tiles, heated towel rail and uPVC frosted window to the rear.

GARAGE

Detached single garage with up and over door providing extra secure off road parking or storage if needed having lighting and power.

EXTERIOR

To the front of the property stands a well maintained garden area with tar mac driveway to the side leading to the detached garage. Easy to maintain slated area with pathway leading to the front entrance.

To the rear of the property is a beautiful landscaped enclosed garden, mostly laid to lawn with a slabbed patio area and further decked area making this an ideal place for seating in the summer months. Having the extra addition of a generously sized wooden summer house creating the perfect opportunity to be used as you wish.

Floorplan

Prior Way, Bolton-upon-Dearne, Rotherham, S63

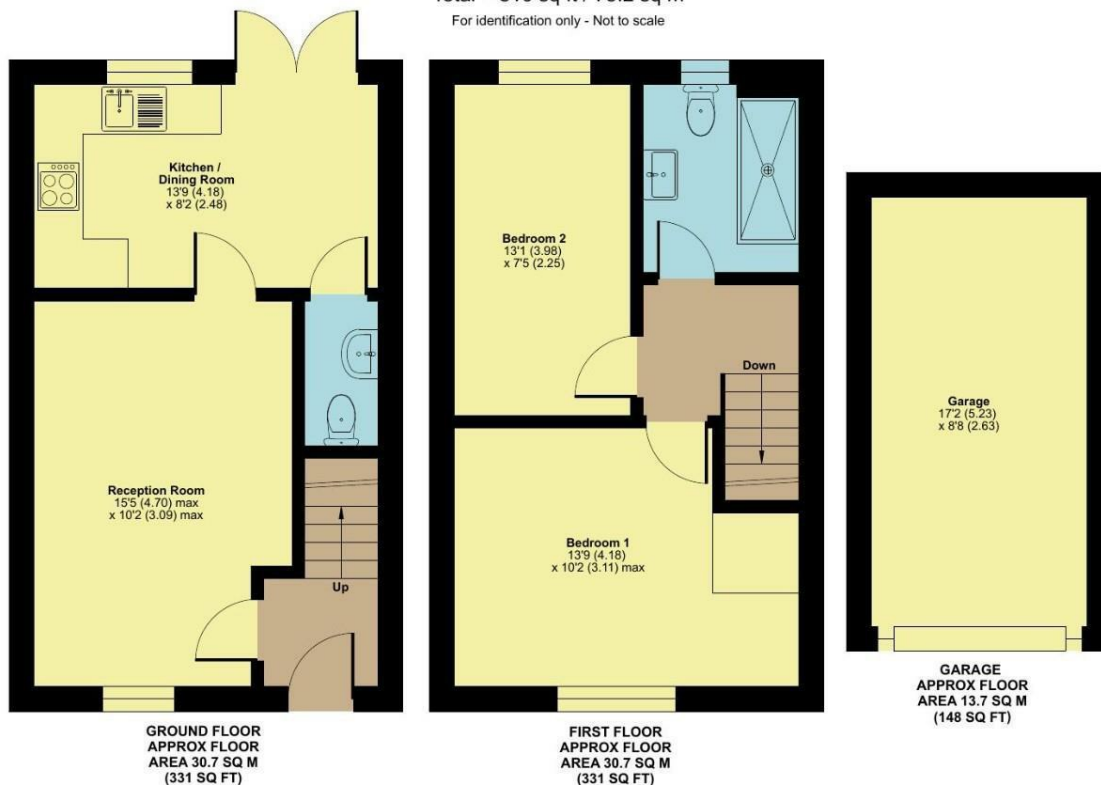


Approximate Area = 662 sq ft / 61.5 sq m

Garage = 148 sq ft / 13.7 sq m

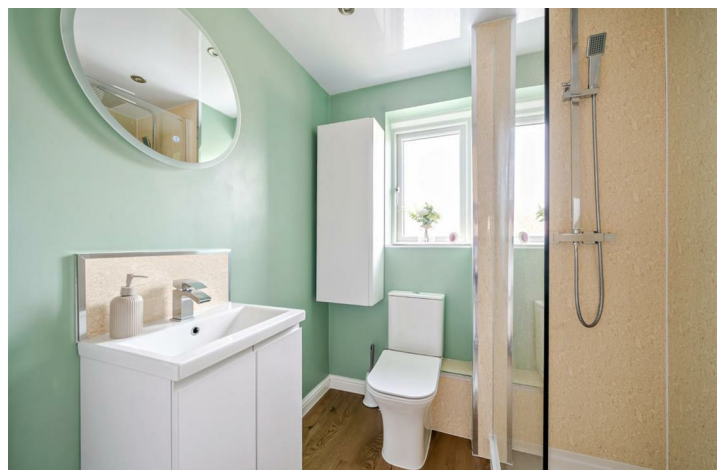
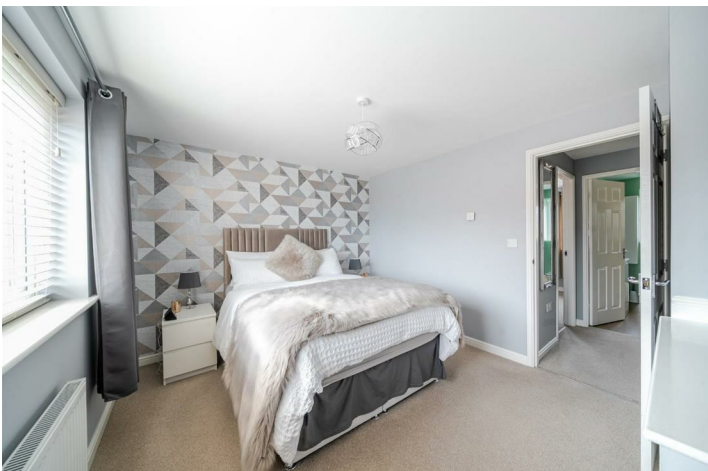
Total = 810 sq ft / 75.2 sq m

For identification only - Not to scale



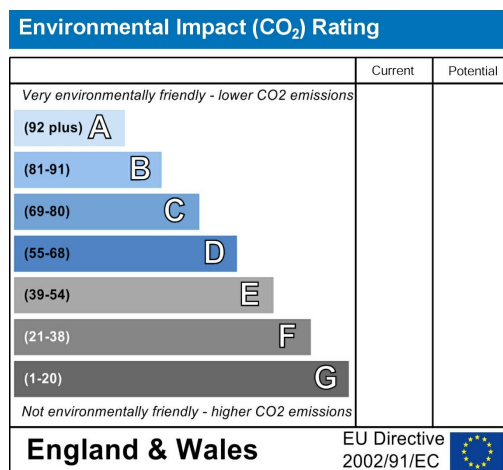
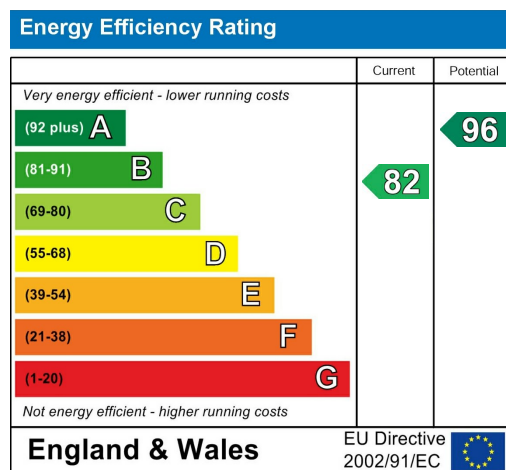
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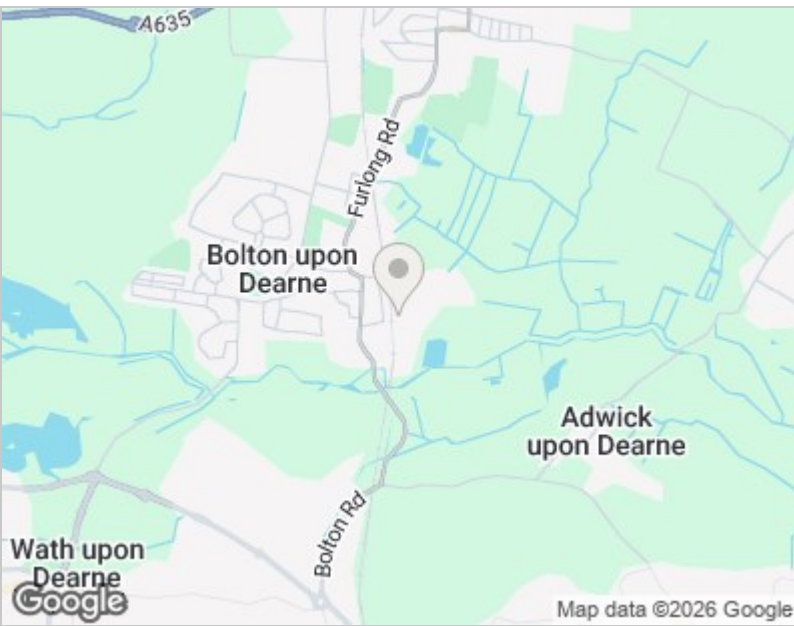
Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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