



Pennyfields, Bolton-Upon-Dearne Rotherham S63 8EZ

welcome to

Pennyfields, Bolton-Upon-Dearne Rotherham

PENNY FOR YOUR THOUGHTS! A well presented 2-bed first-floor apartment in a modern style block. Ideally located for schools, shops & transport links. With communal car parking & offered with NO CHAIN! Ideal for investors/commuters / first time buyers - this must be viewed! CALL NOW!



Entrance Hallway

The entrance hallway comprises of a wall mounted electric heater and also having a useful storage cupboard.

Lounge

11' 8" x 14' 9" (3.56m x 4.50m)

A lovely living space which has a wall mounted electric heater and a UPVC double glazed window to the front. Also having an electric fire.

Kitchen

5' 11" x 9' 8" (1.80m x 2.95m)

Fitted with a range of wall and base units with co-ordinating work surfaces housing the inset sink and drainer unit and the built in electric oven & hob with a cooker hood above. Also having plumbing for a washing machine, space for a fridge/freezer and a UPVC double glazed window.

Bedroom One

10' 8" x 10' 4" (3.25m x 3.15m)

Presented with a wall mounted electric heater and a UPVC double glazed window.

Bedroom Two

7' x 10' 1" (2.13m x 3.07m)

Having a useful storage cupboard, a wall mounted electric heater and a UPVC double glazed window.

Bathroom

A partially tiled suite, which comprises of a bath with a shower over, a W.C & a hand wash basin. There is also a UPVC double glazed window and an electric heated towel rail.

Exterior

Allocated off street vehicle parking.



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welcome to

Pennyfields, Bolton-Upon-Dearne Rotherham

- 2 bed 1st floor apartment. EPC C. Council Tax A
- Modern style block. Sought after location - excellently placed for local amenities, schools, shops & transport links
- Well presented throughout
- Communal parking
- Ideal for investors / commuters / first times buyers

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000

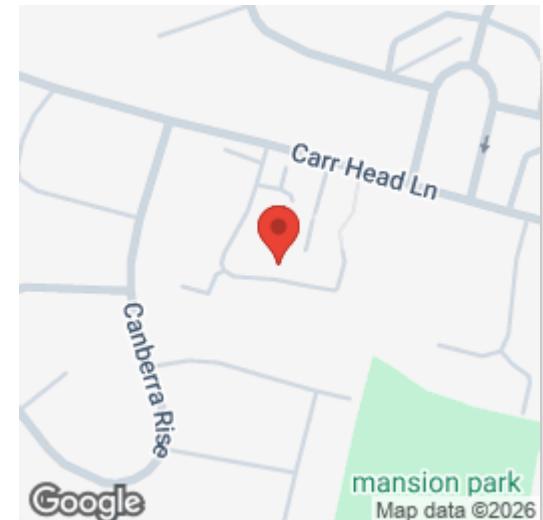
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Property Ref:
MXB119281 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

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