



**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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## **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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MXB119281 - 0003

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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.



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