

HUNTERS®

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31. Wath Road, Bolton-Upon-Dearne, Rotherham, S63 8LQ

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£120,000

NO ONWARD CHAIN

On Wath Road in the charming area of Bolton-Upon-Dearne, Rotherham, this impressive three-bedroom end terrace house offers a delightful blend of space and comfort across four thoughtfully designed floors.

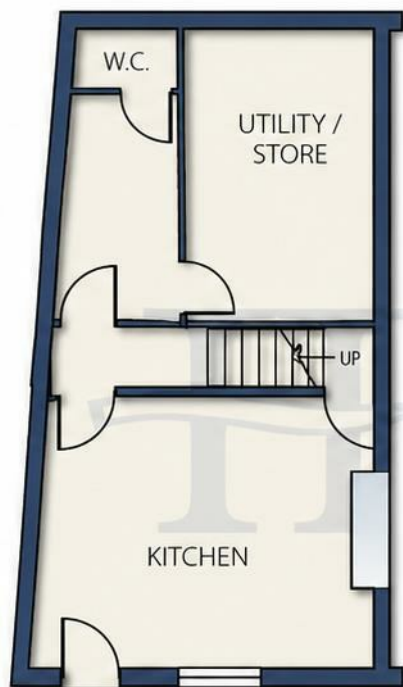
Upon entering, you will be greeted by a well-appointed ground floor that features a modern kitchen, a convenient utility room, and a storage cellar, along with a WC. This level seamlessly connects to an enclosed rear garden, perfect for outdoor relaxation or entertaining.

The first floor boasts a generous living room and a dining room, providing ample space for family gatherings and social occasions. Ascending to the second floor, you will find two spacious bedrooms accompanied by a family bathroom, ensuring comfort and convenience for all residents. The third floor is dedicated to the third bedroom, offering a private retreat.

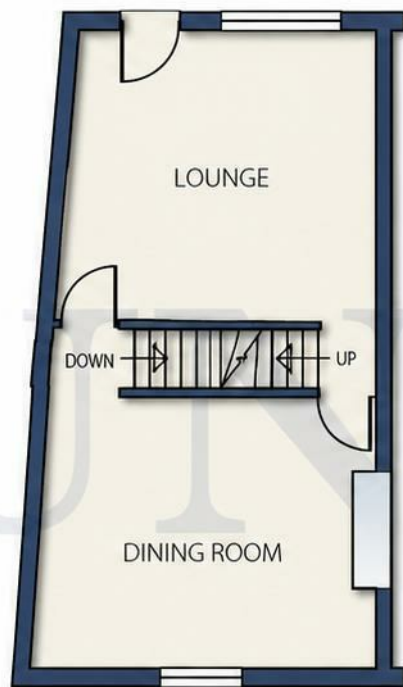
This property is not only well-maintained but also benefits from off-road parking for multiple vehicles, a rare find in such a desirable location. With no onward chain, this home presents an excellent opportunity for both first-time buyers and families looking to settle in a vibrant community.

Do not miss your chance to view this deceptively spacious property; it is sure to attract considerable interest. Be quick to arrange a viewing and discover the potential that awaits you in this lovely home.

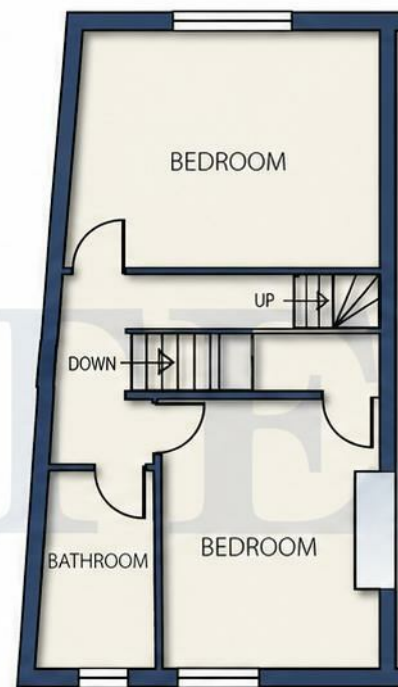
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



ATTIC

This floorplan is for illustrative purposes only and all measurements are approximate.
 This plan should not be relied upon for a purchase or sale.
 Powered by Giraffe360

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		

Kitchen
16'0" x 11'5"

Utility

Downstairs WC

Cellar / Storage Room

Lounge
15'3" x 15'1"

Dining Room

Bedroom 1
12'1" x 11'1"

Bedroom 2
11'5" x 11'5"

Bedroom 3/ Attic Room
16'0" x 12'1"

Bathroom
9'2" x 5'9"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
(21-38) F		
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<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. 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.









