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The Crescent

Bolton-On-Dearne, Rotherham, S63 8HS

Guide Price £130,000 - £140,000

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- TWO DOUBLE BEDROOM TERRACE PROPERTY
- POPULAR LOCATION
- MODERN FIXTURE AND FITTINGS
- LARGE ENCLOSED REAR GARDEN
- EPC RATING: C
- OFF ROAD PARKING
- SPACIOUS LAYOUT
- FREEHOLD
- NEW ROOF AND BOILER
- COUNCIL TAX BAND: A

Tel: 01709 894440

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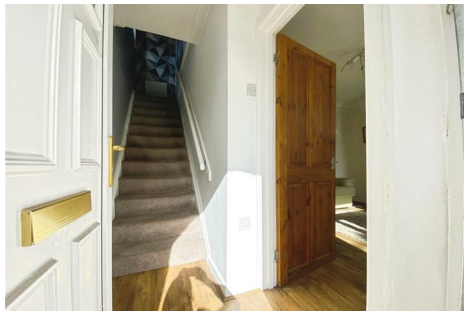

Nestled in the sought-after area of Bolton-On-Dearne, Rotherham, this splendid two-bedroom end terrace house presents an excellent opportunity for both first-time buyers. The property is ideally situated in a good commute location, providing easy access to local amenities, reputable schools, and efficient public transport links, making it a convenient choice for families and commuters alike.

Upon entering, you are welcomed into a bright and inviting entrance hall that leads to a spacious lounge, perfect for relaxation or entertaining guests. The well-appointed kitchen/diner offers a modern space for family meals and gatherings. The property features two generously sized double bedrooms, with the master bedroom boasting ample storage and tasteful décor that enhances the overall charm of the home.

The family bathroom is designed with contemporary fixtures, ensuring comfort and style. One of the standout features of this property is the sizeable garden area at the rear, which is not only enclosed for privacy but also includes a workshop, providing a fantastic space for hobbies or additional storage. The front of the property benefits from off-road parking, adding to the convenience of this lovely home.

Recent upgrades, including a new roof and a fitted boiler, ensure that this maintenance-friendly property is ready for you to move in without delay. With its generous dimensions and appealing layout, this home is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this delightful property has to offer.

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ENTRANCE HALL

Stepping through a white uPVC front entrance door leads you into this captivating property. Having wall mounted radiator with carpeted stairs rising to first floor landing and doorway leading into the lounge area.

LOUNGE

A sleek and polished living space filled with plenty of natural sources of light through a large uPVC window to the front. Benefiting of stylish décor with laminate flooring, aerial and telephone point, wall mounted radiator and doorway leading to the kitchen/diner.

KITCHEN DINING ROOM

A modern and well presented kitchen with an array of wall and base units adding storage, complimentary work surface over with stainless steel sink, drainer and matching mixer tap, built in four ring electric hob with electric oven underneath and extractor fan over, recess and plumbing for washing machine, vinyl flooring with splash back tiles to walls and uPVC window to the rear filling this room with natural light. Door giving access to large storage cupboard and further uPVC window to the side with uPVC door leading large enclosed rear garden. Plenty of space for dining furniture creating the perfect room for sitting and enjoying family meals.

LANDING

Carpeted landing space positioned on two levels having uPVC window to the side elevation with doors leading to both double bedrooms and family bathroom.

BEDROOM ONE

An exquisite master bedroom boasting plenty of space providing the extra storage space we all crave. Benefitting from neutral décor, carpet flooring, wall mounted radiator and large front facing uPVC window allowing natural sources of light. Handy storage cupboard located in the corner with further over stairs storage.

BEDROOM TWO

Further double bedroom comprising of laminate flooring, wall mounted radiator and uPVC window overlooking the large rear garden. Airing cupboard located in the corner provided extra storage space.

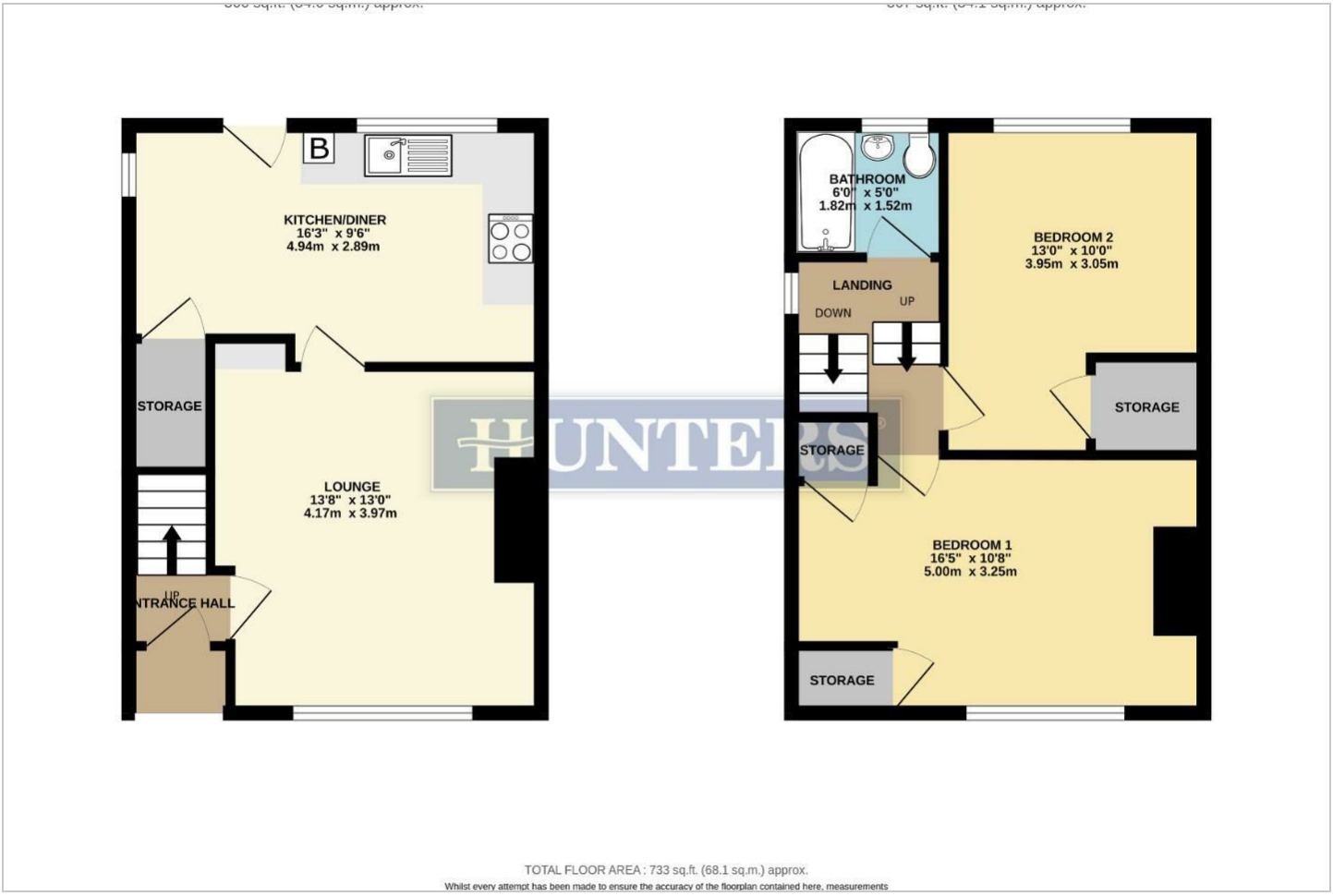
BATHROOM

Fitted with white three piece bathroom suite, consisting of low flush WC, pedestal sink and bath with shower over, splash back tiling to walls for easy clean, vinyl flooring, heated towel rail and uPVC frosted glass window to the rear.

EXTERIOR

To the front of the property is great curb appeal. Having double iron gates allowing off road parking with gated pathway leading to front entrance door with wooden gate giving access to rear garden.
To the rear of the property is a fully enclosed garden, mainly laid to lawn with decked area ideal for entertaining family and friends in the summer months. Further slabbed patio area giving the perfect spot for a garden table and chairs. Having the extra benefit of its very own workshop, giving plenty of scope to be used as you wish.

Floorplan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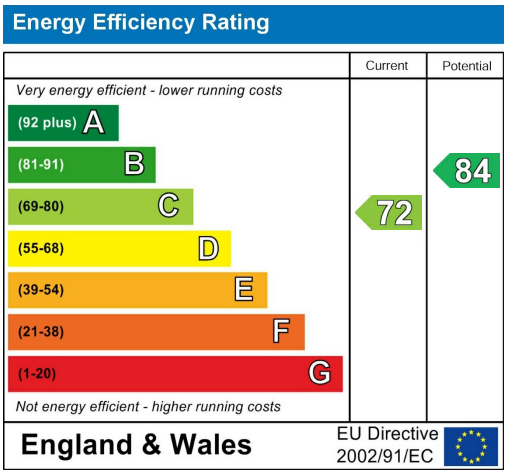
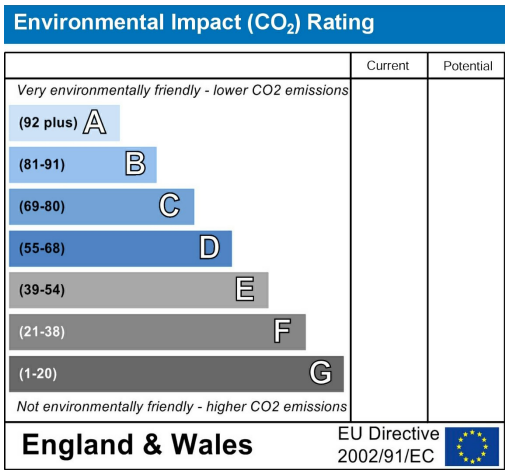
KITCHEN/DINER
16'3" x 9'6"
4.94m x 2.89m
STORAGE
LOUNGE
13'8" x 13'0"
4.17m x 3.97m
UP
NTRANCE HALL
BATHROOM
6'0" x 5'0"
1.82m x 1.52m
BEDROOM 2
13'0" x 10'0"
3.95m x 3.05m
LANDING
DOWN
UP
STORAGE
STORAGE
BEDROOM 1
16'5" x 10'8"
5.00m x 3.25m
STORAGE
HUNTERS
TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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

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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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN
Tel: 01709 894440 Email: dearnevalley@hunters.com
https://www.hunters.com

The Property Ombudsman