

Churchills



High Street

Bolton-Upon-Dearne, Rotherham S63 8LJ

- THREE BEDROOM
- MODERN THROUGHOUT
 - CONSERVATORY
- COMBINATION BOILER
- SEMI DETACHED HOUSE
 - DINING ROOM
 - ORP TO REAR
 - EPC RATING TBC

Offers In The Region Of £220,000 Freehold





Situated on High Street Bolton-Upon-Dearne, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The property has been modernized throughout and there would be very little or no outlay needed to be able to move in. Situated in a vibrant area, residents will benefit from local amenities, schools, and parks, making it an excellent choice for families. The location also provides easy access to transport links, ensuring that commuting to nearby towns and cities is straightforward.

This property presents a wonderful opportunity for those looking to settle in a welcoming neighbourhood. With its appealing features and prime location, this semi-detached house is not to be missed. Whether you are a first-time buyer or seeking a new family home, this property is sure to meet your needs and exceed your expectations.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway with double glazed side window opens into:

ENTRANCE HALLWAY

Stairs to first floor landing with handrail and newel posts. Storage cupboard off. Single panelled central heating radiator.

LOUNGE

11'11" * 11'10"

uPVC double glazed bay window to front elevation. Modern wall mounted electric flame effect fire with various LED colour lighting effects. Double panelled central heating radiator. Laminate wood effect flooring.

KITCHEN

11'1" * 7'7"

uPVC double glazed window to rear elevation. Range of modern wall and base units with square edged work surfaces. Built in cooking facilities comprising of double electric oven and gas hob with extractor fan over. Integrated appliances include fridge and freezer units, dishwasher and auto washing machine. Single drainer sink unit with mixer tap. Storage/Pantry cupboard off. Tiles to splash back areas. Single panelled central heating radiator. uPVC double glazed and panelled doorway to side elevation.

DINING ROOM

11'3" * 11'3"

Laminate wood effect flooring. Double panelled central heating radiator. uPVC double glazed French doors to:

CONSERVATORY

8'10" * 8'8"

uPVC double glazed windows to rear and side elevation. Laminate wood effect flooring. Solid roof with LED downlights to ceiling.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance hallway. Loft access point. Airing cupboard off housing a combination boiler. Single panelled central heating radiator.

BEDROOM ONE

11'11" * 9'11" to wardrobes

uPVC double glazed window to front elevation. Range of modern fitted wardrobes to one wall. Single panelled central heating radiator.

BEDROOM TWO

11'4" * 9'0" to wardrobe

uPVC double glazed window to rear elevation. Range of modern fitted wardrobes to one wall. Single panelled central heating radiator.

BEDROOM THREE

8'3" * 6'10"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Storage cupboard off.

BATHROOM

7'8" * 6'10"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower over, hand wash basin with storage beneath and low flush WC. Heated towel rail. Fully tiled to all walls and floor. Extractor fan.

OUTSIDE AND GARDENS

Lovely open aspect views to the front, steps leading to a good size garden with shrubs and flowers to borders. To the rear is a fenced garden with paved patio area, grassed area and path leading to off road parking at the rear.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.

Heating is gas and supplied by Mains Supplier.

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with Fibre broadband available on the street.







Local Authority Rotherham MBC
Council Tax Band B
EPC Rating

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.