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The Crescent

Bolton-Upon-Dearne, Rotherham, S63 8HS

Guide Price £140,000 - £150,000

3 2 1 C

- THREE BEDROOM MID TERRACE
- OFF ROAD PARKING WITH DRIVE
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING C
- NO UPWARD CHAIN
- ENCLOSED LOW MAINTENANCE GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND A

Tel: 01709 894440

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Nestled in the charming area of The Crescent, Bolton-Upon-Dearne, Rotherham, this delightful three-bedroom mid-terrace property presents an excellent opportunity for both first-time buyers and families alike. With no upward chain, you can move in with ease and start enjoying your new home right away.

The property boasts off-road parking, providing convenience and peace of mind. Step inside to discover a well-designed interior featuring modern fixtures and fittings that enhance the living experience. The generous dimensions throughout the home create a spacious and inviting atmosphere, perfect for both relaxation and entertaining.

One of the standout features of this property is the low-maintenance rear garden, which offers a private outdoor space to unwind or enjoy a summer barbecue without the hassle of extensive upkeep.

Situated close to all local amenities, you will find shops, schools, and recreational facilities just a stone's throw away. Additionally, the property benefits from a good commute location, making it ideal for those who travel for work or leisure.

This mid-terrace house is a wonderful blend of comfort, convenience, and modern living, making it a must-see for anyone looking to settle in this vibrant community. Don’t miss the chance to make this lovely property your new home.

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Storm Porch
Open storm porch is ideal for them wet and windy days, ideal to leave your umbrellas and take off wet shoes, uPVC door then opens to the entrance hall.

Entrance Hall
Warm and welcoming the entrance hall comprises of neutral décor, wood effect flooring, wall mounted radiator, stairs rising to first floor with decorative glass panel and wooden door opening to the living room.

Living Room
Bright and airy living space with large uPVC window to the front filling this room with natural light, decorated in neutral tones with decorative fire surround giving the room not only a focal point but a cosy feel, wall mounted radiator, aerial point in place, carpet to floor and door leading to the kitchen/diner.

Kitchen/Diner
Step inside the real hub of the home, the spacious kitchen/diner is the perfect spot to entertain family and friends, having an array of wall and based units fitted in white providing storage, contrasting wood effect work surface over, stainless steel sink, drainer and matching taps, space and plumbing for washing machine as well as dryer and recess for free standing cooker, wood effect vinyl to the floor, splash back tiles to walls, with neutral décor, wall mounted radiator, uPVC window facing the rear and door leading to rear hall.

Rear Hall
The rear hall is decorated in neutral tones with wood effect vinyl to the floor, uPVC door to the rear garden and further doors to the WC as well as a handy storage cupboard.

Downstairs WC
Handy addition to any busy household, this room comprises of wood effect vinyl to the floor, neutral décor, low flush WC, wall mounted radiator and finished with frosted uPVC window to the rear.

Landing
The roomy landing has carpet to floor, decorated in neutral tones with uPVC window to the rear, access to loft hatch and all doors leading to bedrooms, family bathroom, airing cupboard housing the combi boiler and handy storage cupboard over the stairs.

Bedroom One
Generously sized master bedroom with plenty of room to add furniture and storage if needed, with neutral décor, ceiling spot lights, wall mounted radiator and uPVC window to the front.

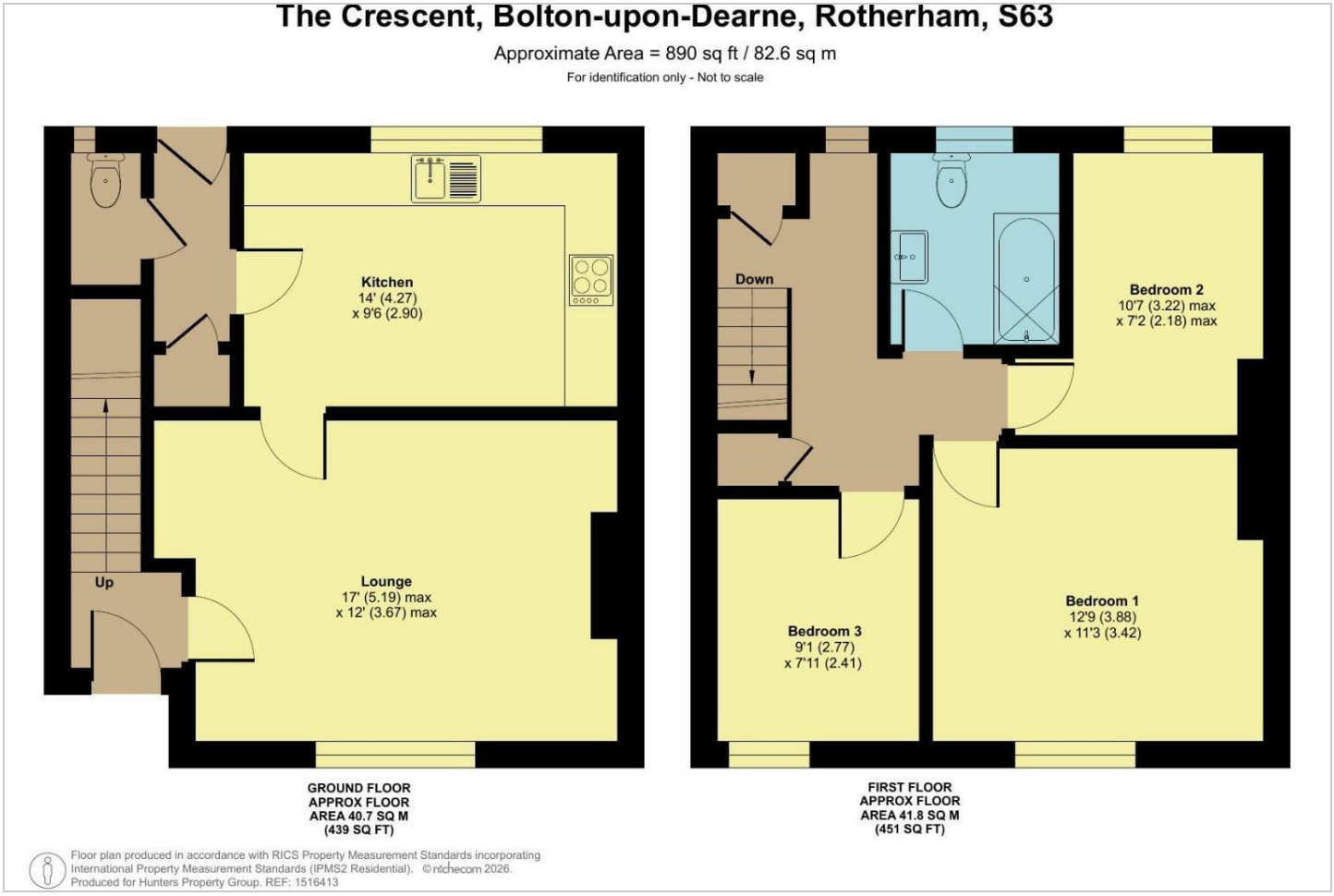
Bedroom Two
Further good sized double bedroom, having carpet to floor, wall mounted radiator and uPVC window to the rear.

Bedroom Three
Last bit certainly not least the roomy third bedroom would also make a great office space, decorated in neutral tones with carpet to floor, wall mounted radiator and uPVC window to the front elevation.

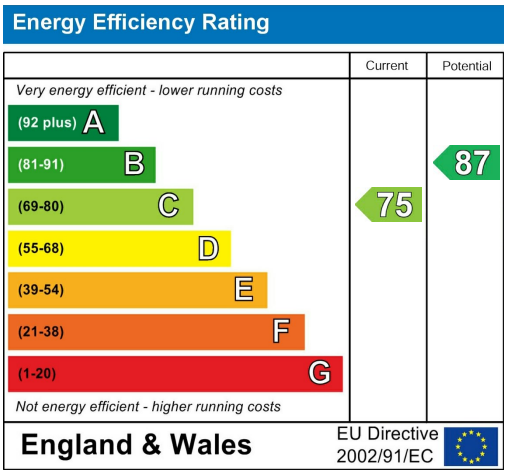
Family Bathroom
Perfect spot to relax and unwind the modern family bathroom comprises of low flush WC, vanity unit with sunken wash hand basin and bath with shower over, glass shower screen in place, decorative splash back tiles to walls with tile effect vinyl to floor for easy clean, chromed heated towel rail and frosted uPVC window to the rear finishes this space.

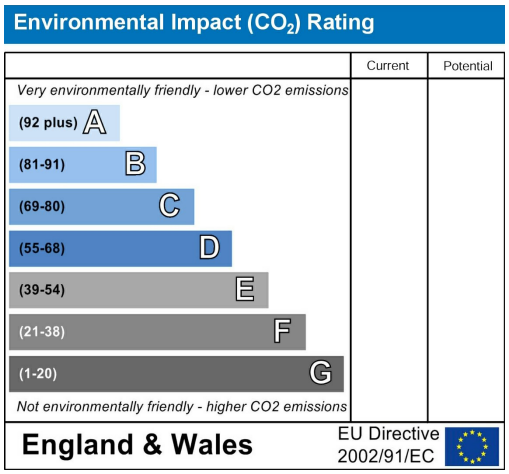
Exterior
To the front decorative iron gates open to the drive allowing secure off road parking, well maintained side lawn adds a splash of colour with path then giving way to the storm porch and front entrance.
At the rear is a fully enclosed, well designed and maintenance friendly garden, separated in to tiers and laid with artificial lawn this garden is made for enjoying the warmer months with family and friends, ideal for seating and coming with not only a wooden built storage shed but also a wooden built bar, this really is a space the whole family can enjoy.

Floorplan


The Crescent, Bolton-upon-Dearne, Rotherham, S63
Approximate Area = 890 sq ft / 82.6 sq m
For identification only - Not to scale
Kitchen
14' (4.27)
x 9'6 (2.90)
Lounge
17' (5.19) max
x 12' (3.67) max
Up
GROUND FLOOR
APPROX FLOOR
AREA 40.7 SQ M
(439 SQ FT)
Down
Bedroom 2
10'7 (3.22) max
x 7'2 (2.18) max
Bedroom 3
9'1 (2.77)
x 7'11 (2.41)
Bedroom 1
12'9 (3.88)
x 11'3 (3.42)
FIRST FLOOR
APPROX FLOOR
AREA 41.8 SQ M
(451 SQ FT)
Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Hunters Property Group. REF: 1516413

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.

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The Property Ombudsman