



## Pennyfields

Bolton-Upon-Dearne, Rotherham, S63 8EZ

Guide Price £85,000 - £90,000



- TWO BEDROOM APARTMENT
- OFF ROAD PARKING
- GOOD COMMUTE LOCATION
- EPC RATING: C

- SECOND FLOOR
- NEW KITCHEN & SHOWER ROOM
- LEASEHOLD
- COUNCIL TAX BAND: A

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Nestled in the desirable area of Pennyfields, Bolton-Upon-Dearne, this spacious and modern top floor flat is an exceptional opportunity for buyers seeking a comfortable and stylish home. With no upward chain, this property is ready for you to move in and make it your own.

The flat features a generous living room that provides a welcoming space for relaxation and entertainment. The newly fitted kitchen is both functional and aesthetically pleasing, equipped with modern fixtures that will delight any cooking enthusiast. The property boasts two well-proportioned bedrooms, perfect for a small family or as a guest room and home office. The stunning shower room has also been recently updated, ensuring a fresh and contemporary feel throughout.

This flat is situated within a popular estate, making it an ideal location for families and professionals alike. You will find yourself surrounded by reputable schools and a variety of local amenities, ensuring that all your daily needs are met. Excellent transport links are readily available, providing easy access to Barnsley, Rotherham, Sheffield, and Doncaster. Additionally, the A1 and M1 motorways are within close reach, making commuting a breeze.

The property also includes allocated off-road parking, offering convenience and peace of mind. Newly decorated and fitted with electric heaters throughout, this flat is both inviting and energy-efficient.

Do not miss the chance to view this remarkable property. Book your appointment today and discover the perfect blend of modern living and prime location that this flat has to offer.

## ENTRANCE HALL

49'5" x 10'0" (15.07 x 3.07)

Via a white composite door this leads into the long and roomy entrance hall, ideal for coats and shoes, neutrally decorated with wood effect laminate flooring, electric storage heater and doors leading to storage cupboard, living room, kitchen, both bedrooms and bathroom.

## KITCHEN

29'9" x 19'9" (9.09 x 6.02)

Newly fitted kitchen, having an array of wall and base units providing storage, stainless steel sink, drainer and matching mixer tap, integrated electric oven, built in microwave, four ring electric hob with extractor fan over, space and plumbing for washing machine with splash back panelling to walls and uPVC window to the rear elevation.

## SHOWER ROOM

19'9" x 19'8" (6.03 x 6)

Newly fitted exquisite shower room, comprising of three piece suite with low flush WC, vanity unit with built in wash hand basin and double shower unit with glass door and shower over. Splash backwall panelling to the walls with heated towel rail and uPVC frosted window to the rear.

## LOUNGE

49'2" x 36'5" (15 x 11.11)

Step inside the bright and airy living space, beautifully presented with uPVC window to the front filling the room with natural light, decorative electric fire in place giving the room not only a focal

point but a cosy feel. Storage heater and aerial point in place with newly fitted carpet.

## BEDROOM ONE

32'10" x 22'11" (10.02 x 7)

Generously sized master bedroom with ample space for furniture and storage if needed, decorated in modern tones with storage heater and uPVC window to the front elevation.

## BEDROOM TWO

10'02" x 10'08" (3.10m x 3.25m)

Another good sized bedroom, having storage heater, aerial point in place, uPVC window to the rear elevation and built in cupboard providing that extra storage we all crave.

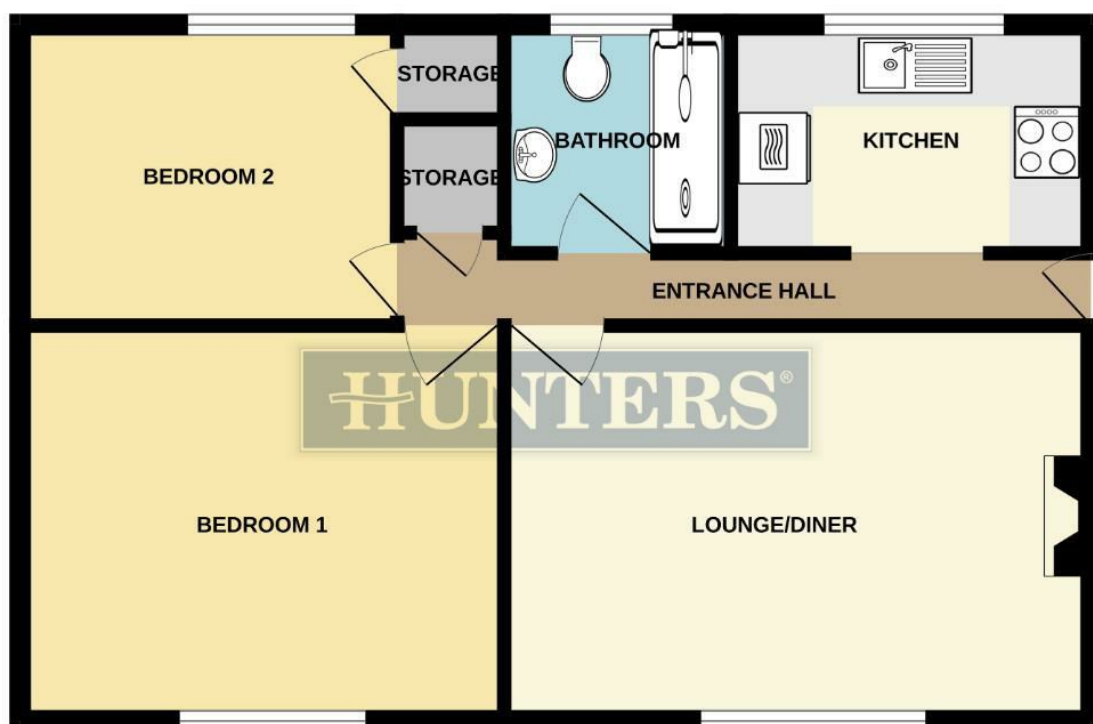
## EXTERIOR

To the front of the property is the main entrance door with personal letter boxers and intercom for each apartment, number 9 is found on the second floor, to the side of the building is established trees and shrubs adding further privacy and beauty.

To the rear is an enclosed car park for the apartments with allocated parking and plenty of space for visitors.

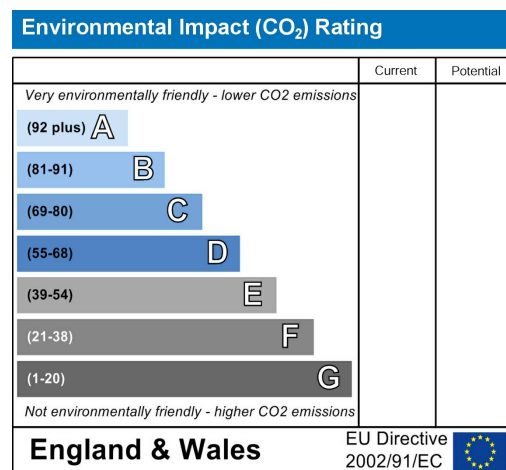
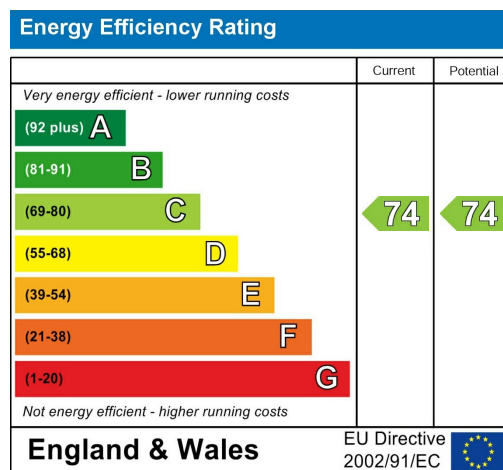


## Floorplan





## Energy Efficiency Graph

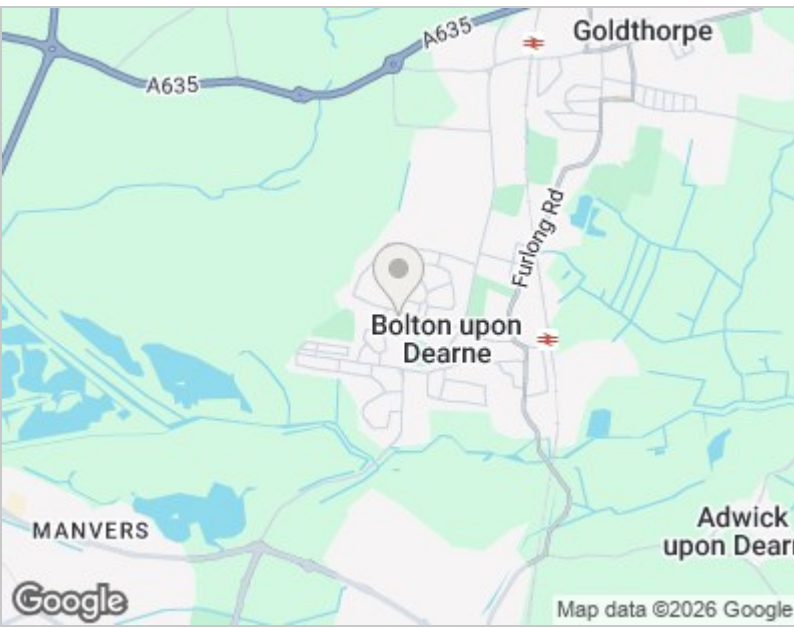


## Viewing

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





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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