merryweathers
Est. 1832

12 Manor Way, Bolton-Upon-Dearne, Rotherham, S63 8NY

Asking Price £200,000

This three-bedroom detached house is offered for sale in Bolton-upon-Dearne, providing well-arranged accommodation in good condition, including two reception rooms, a kitchen and two bathrooms. The layout is suitable for buyers seeking defined living and dining areas, as well as additional flexibility for home working or family use.

Public transport connections are a key benefit. Bolton-upon-Dearne railway station is the nearest train station, offering regular services towards Sheffield, Leeds and Doncaster. Journey times are typically around 30–35 minutes to Sheffield and approximately 40–45 minutes to Leeds, making commuting into these larger centres a realistic option.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Bolton Upon Dearne

Bolton upon Dearne is a small village in the Metropolitan Borough of Barnsley, South Yorkshire, England, in the part of the Dearne Valley through which the River Dearne passes. There are three primary schools in the village: Carrfield School, Heather Garth Primary School and Lacewood. The main secondary school in the area is Dearne Advanced Learning Centre.

Material Information

Council Tax Band - C
Tenure - Freehold
Property Type - Detached
Construction Type - Brick built
Heating Type - Gas central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - Mains Gas
Electricity Supply - Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type - Driveway
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Entrance Porch

With a front facing entrance door giving access.

Lounge 11'10" x 15'9" (3.63m x 4.81m)

With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset.

Dining Room 8'6" x 9'10" (2.60 x 3.02m)

With rear facing upvc french doors, under stair storage and central heating radiator.

Kitchen 8'1" x 9'0" (2.47m x 2.75m)

Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and useful pantry area in the hallway.

Downstairs WC

With low flush WC, wash hand basing and central heating radiator.

Master Bedroom 8'11" x 11'10" (2.72m x 3.61m)

With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

En Suite

With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window

Bedroom Two 12'3" x 9'1" (3.75m x 2.78m)

With a rear facing uvpc window, comprehensive fitted furniture and central heating radiator.

Bedroom Three 8'7" x 9'5" (2.63 x 2.88m)

With front facing upvc window, comprehensive fitted furniture and central heating radiator.

Bathroom

Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

Secured by an up an over door, hosting power and lighting.

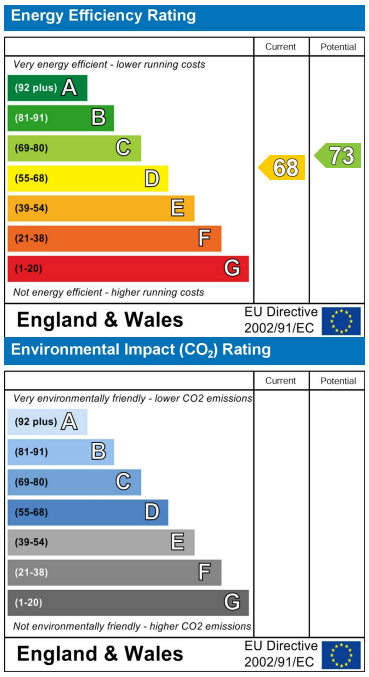
External

With a driveway providing off road parking, which in turn precedes the garage. To the rear is an enclosed well stocked garden, with attractive seating area.

Floor Plan

Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers (Commercial) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 537009 E-mail: commercial@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

naea | propertymark PROTECTED

The Property Ombudsman

mw Est. 1832