



School Street

Bolton-Upon-Dearne, Rotherham, S63 8FS

Guide Price £170,000 - £180,000



- THREE BEDROOM END TERRACE
- OFF ROAD PARKING
- DOWNSTAIRS WC
- LARGE ENCLOSED REAR GARDEN
- EPC RATING: B

- GENEROUS DIMENSIONS
- MODERN DECOR
- POPULAR LOCATION
- FREEHOLD
- COUNCIL TAX BAND: B

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Nestled in the tranquil area of School Street, Bolton-Upon-Dearne, this modern three-bedroom end terrace house offers a perfect blend of comfort and convenience. Built in 2018, the property spans an impressive 990 square feet and features off-road parking for two vehicles, complete with an electric vehicle charger, making it an ideal choice for the environmentally conscious homeowner.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious kitchen diner, equipped with built-in appliances, perfect for culinary enthusiasts. The downstairs also boasts a convenient WC and a stylish lounge area adorned with modern décor. The UPVC French doors open up to an enclosed rear garden, which features a slabbed patio and a predominantly laid-to-lawn area, providing an excellent space for relaxation and outdoor entertaining.

The first floor comprises three generously sized bedrooms, all featuring carpet flooring and neutral décor, allowing for personalisation to suit your taste. The master bedroom benefits from its own ensuite bathroom, offering a private retreat, while a well-appointed family bathroom serves the other two bedrooms.

This property is ideally situated for commuters, with a local train station just a short walk away, ensuring easy access to surrounding areas. Additionally, all local amenities are conveniently close, making daily life effortless.

In summary, this delightful home is perfect for families or professionals seeking a modern lifestyle in a peaceful setting. With its contemporary features and prime location, it is a must-see for anyone looking to settle in Bolton-Upon-Dearne.

ENTRANCE HALL

Stepping through a composite front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming entrance hall providing plenty of room to take off those winter muddy shoes. Stylish décor with laminate flooring and wall mounted radiator. Staircase rising to the first floor landing and doorways leading to the kitchen/diner, lounge and downstairs WC.

LOUNGE

A sleek and polished living space filled with plenty of natural sources of light through large uPVC window and French doors opening to the beautiful enclosed rear garden, creating the perfect place to entertain family and friends. Comprising of exquisite décor, carpet flooring, wall mounted radiator and ariel point in place.

KITCHEN DINING ROOM

A beautiful fitted family kitchen, generously sized giving plenty of space for a large dining table and chairs. Benefiting an array of wall and base units providing plenty of storage with complimentary work surface over. Comprises of black composite sink, drainer and matching mixer tap, integrated electric oven, four ring gas hob with extractor over, integrated fridge/freezer and integrated washing machine. Beautiful easy to clean laminate flooring with splash back tiling, wall mounted radiator and uPVC window to the front.

DOWNSTAIRS WC

A handy addition to any busy household is the downstairs WC. Comprising of low flush WC, pedestal sink, uPVC frosted window to the side elevation and wall mounted radiator. Having vinyl flooring and extractor fan in place.

LANDING

The spacious layout continues, from landing doors lead to all three bedrooms, family bathroom and storage cupboard. Having carpet flooring and uPVC window to the side elevation.

BEDROOM ONE

An exquisite master bedroom boasting plenty of

space providing the extra storage space we all crave, stylish décor, carpet flooring, wall mounted radiator and rear facing uPVC window looking over to the beautiful rear garden. Further door leading to the ensuite.

ENSUITE

Perfect for the grown ups of the household. Completed with low flush wc, wash hand basin and shower unit with frosted uPVC window to the rear and easy to clean tiled flooring.

BEDROOM TWO

A further double bedroom boasting neutral décor with the extra space we all crave. Large uPVC window to the front exterior, wall mounted radiator and carpet flooring.

BEDROOM THREE

Bright and airy third bedroom. Currently being used for office space. Comprises of wall mounted radiator, carpet flooring and uPVC window to the front.

BATHROOM

Perfect spot to relax and unwind is the contemporary family bathroom. Comprising of panelled bath with electric shower, and glass screen, low flush WC and wall mounted wash hand basin. Partially tiled walls with serene tiled flooring, wall mounted radiator and frosted uPVC window to the side elevation.

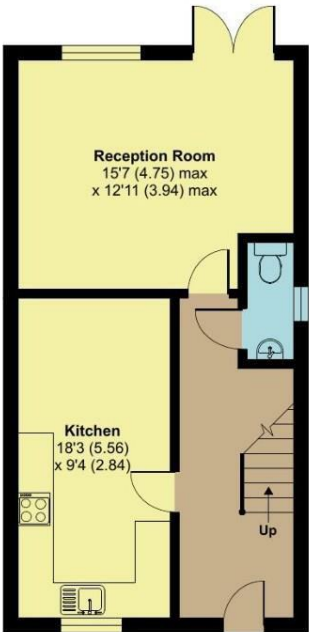
EXTERIOR

The property boasts great kerb appeal. Having an easy to maintain front garden area, with block paved driveways providing ample off road parking and pathway leading to the front entrance. To the side of the property is where you will find the extra bonus of an EV charger.

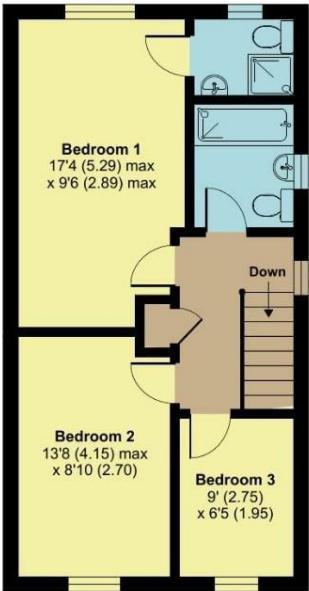
To the rear of the property is a splendid enclosed garden, featuring a large slabbed patio area creating a perfect spot to sit and enjoy the summer months. With a sizeable lawn surrounded by wooden fencing creating that extra privacy. Wooden garden shed to the rear with plenty of room to add extra garden furniture.

School Street, Bolton-upon-Dearne, Rotherham, S63

Approximate Area = 992 sq ft / 92.2 sq m
For identification only - Not to scale



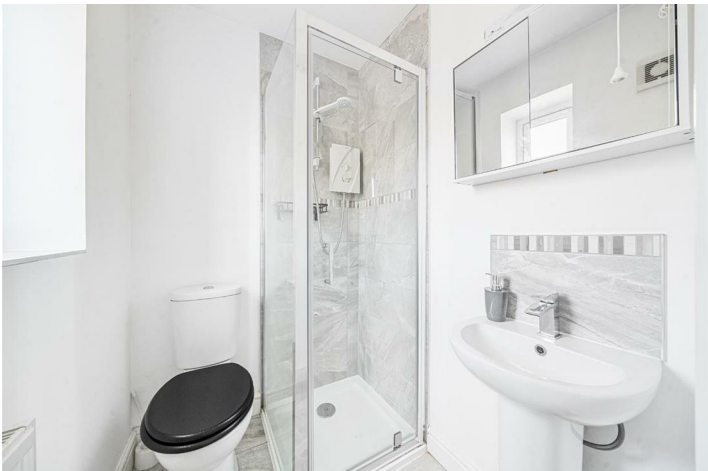
GROUND FLOOR
APPROX FLOOR
AREA 46.1 SQ M
(496 SQ FT)

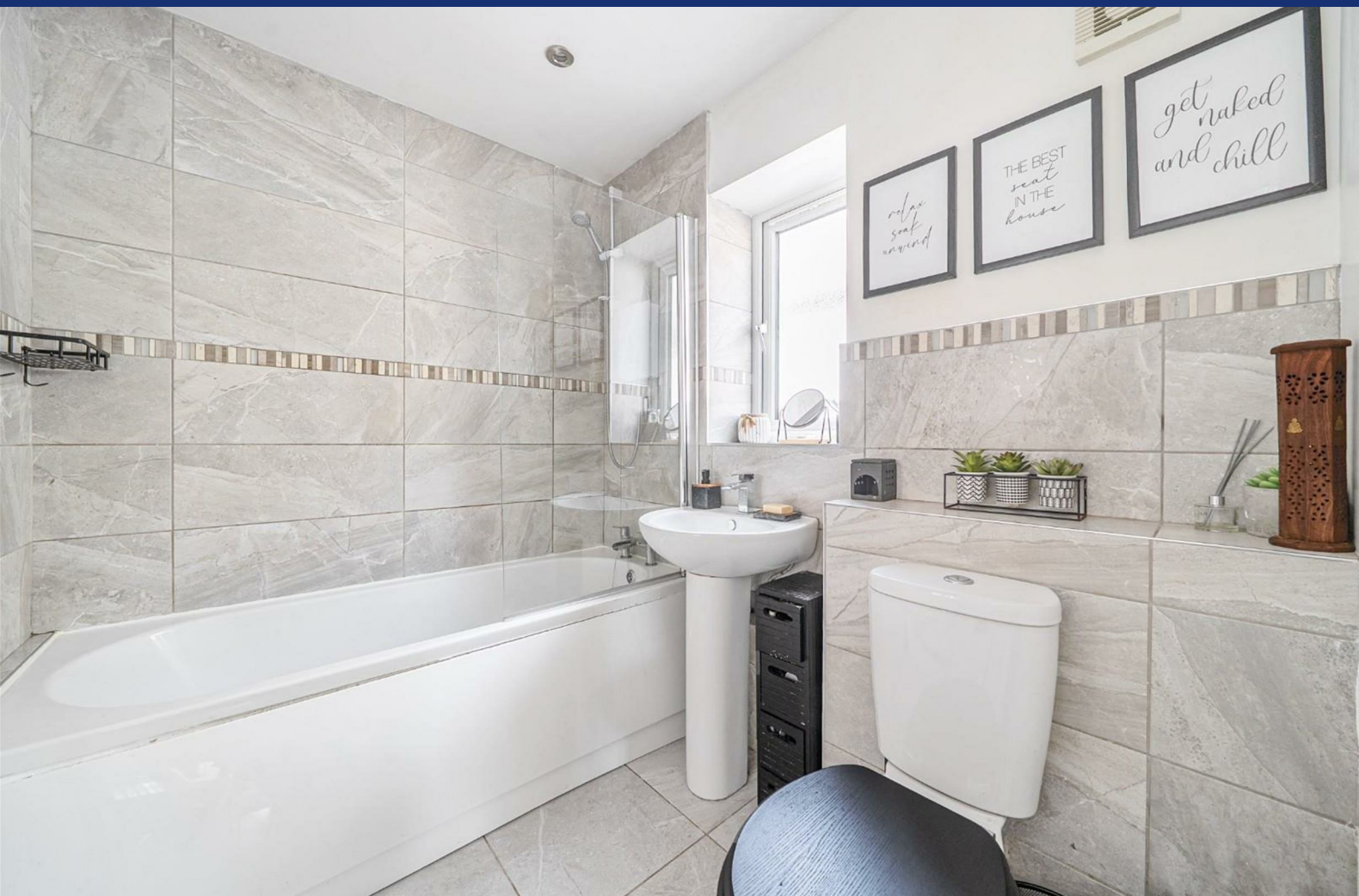


FIRST FLOOR
APPROX FLOOR
AREA 46.1 SQ M
(496 SQ FT)

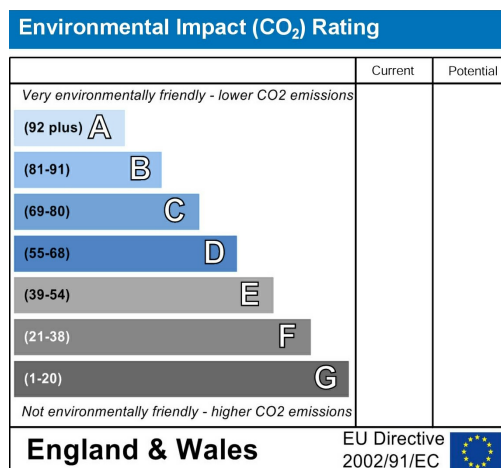
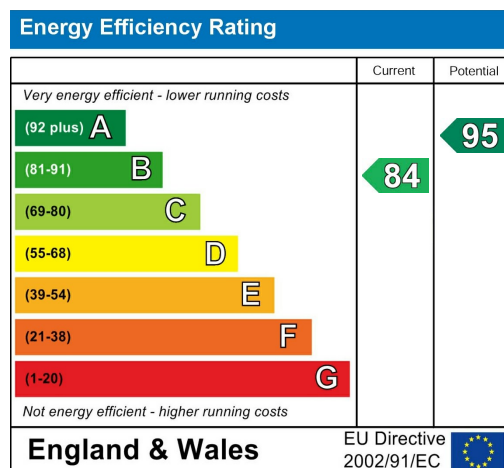
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Hunters Property Group. REF: 1500946







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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