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Mill View

Bolton-Upon-Dearne, Rotherham, S63 8JX

Guide Price £100,000

3 1 1 TBC

- THREE BEDROOM END TERRACE
- FRONT AND REAR GARDENS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: TBC
- GENEROUS DIMENSIONS
- GOOD COMMUTE LOCATION
- FREEHOLD
- COUNCIL TAX BAND: A

Tel: 01709 894440

Mill View

Bolton-Upon-Dearne, Rotherham, S63 8JX

Guide Price £100,000

Nestled in the charming area of Mill View, Bolton-Upon-Dearne, Rotherham, this delightful three-bedroom semi-detached house presents an excellent opportunity for first-time buyers and investors alike. The property boasts both front and rear gardens, providing a lovely outdoor space for relaxation or gardening.

Upon entering, you are welcomed by a spacious entrance hall that leads into a generous lounge, complete with a gas fire, perfect for cosy evenings. The kitchen diner is well-appointed and features a further door that opens into an additional room, which can be tailored to suit your needs.

The first floor landing grants access to two comfortable double bedrooms and a single bedroom, making it ideal for families or those needing extra space. The property also includes a separate bathroom and WC, ensuring convenience for all residents.

Situated in a prime location, this home offers excellent commuting options and is conveniently close to local amenities, making daily life both easy and enjoyable. This property is a wonderful blend of comfort and practicality, ready to welcome its new owners.

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ENTRANCE HALL

Through a white composite door this leads into the entrance hall with staircase rising to first floor and doorways leading to the lounge and kitchen dining room.

LOUNGE

A bright and airy living room having wooden fire surround and gas fire fitted giving this room a focal point, uPVC window to the front elevation, wall mounted radiator and carpet flooring.

KITCHEN DINING ROOM

Spacious kitchen diner, providing a great space to entertain family and friends with uPVC windows to the side and rear, wall mounted radiator with doorways leading into storage cupboard and further extra room that can be used as you wish.

LANDING

Roomy landing having all doors lead to all three bedrooms, bathroom and separate wc. Carpet flooring with uPVC window to the side elevation.

BEDROOM ONE

A sizeable master bedroom with open doorway leading to the storage cupboard. Carpet flooring with wall mounted radiator and uPVC window to the front elevation.

BEDROOM TWO

Another good size double bedroom again with storage cupboard to the side, wall mounted radiator and uPVC window overlooking the rear garden.

BEDROOM THREE

Single bedroom with wall mounted radiator and uPVC window to the front.

BATHROOM

Comprising of panelled bath with shower over and hand wash basin, wall mounted radiator and uPVC frosted window to the rear.

WC

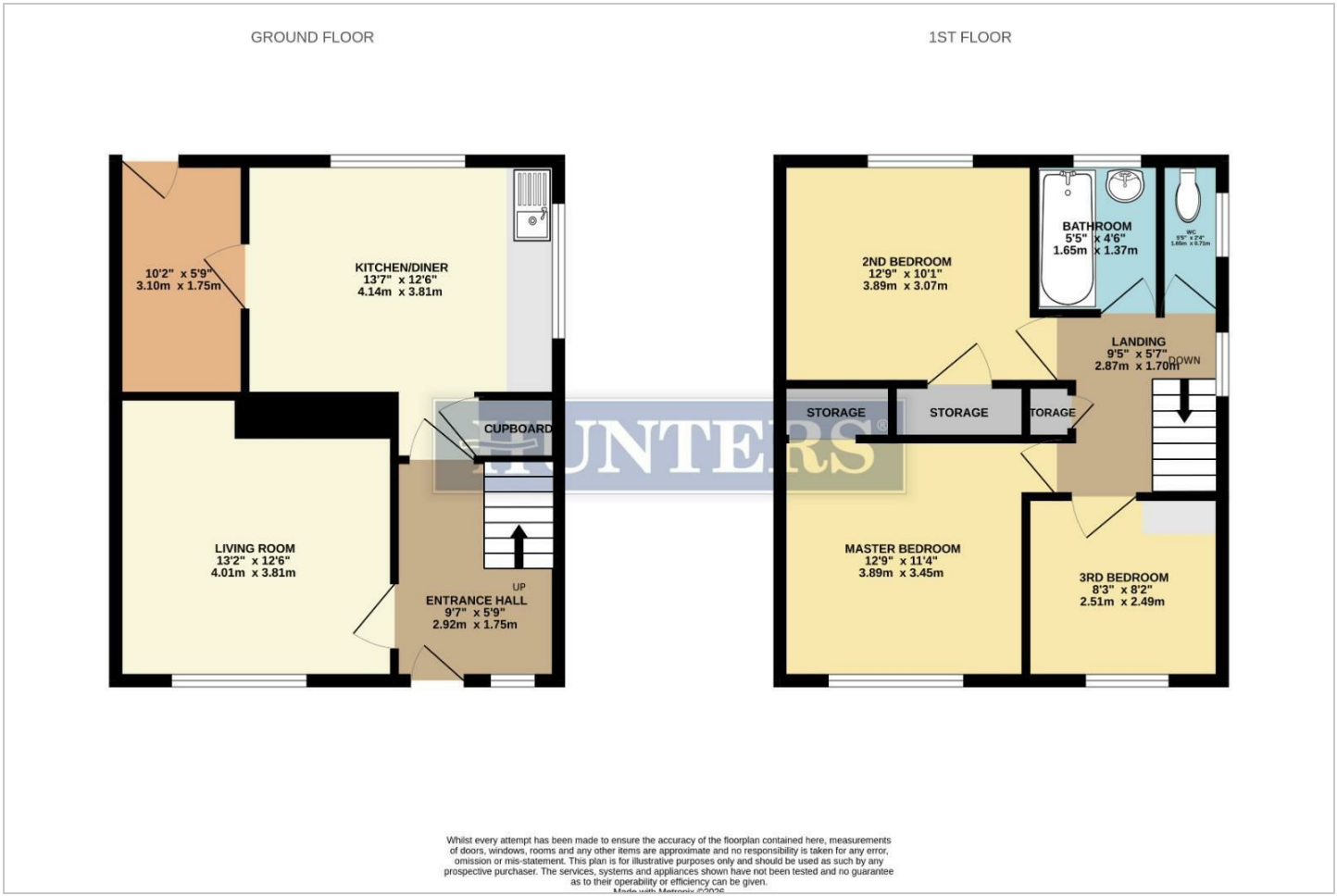
Separate WC in place with uPVC window to the side elevation.

EXTERIOR

To the rear of the property is a good sized rear garden. Having beautiful plants and shrubs bringing colour to your view. Benefiting from outer storage units in place.

To the front of the property is a front garden area with wooden fencing in place. Pathway leading to front door entrance and shared drive.

Floorplan


GROUND FLOOR
1ST FLOOR
10'2" x 5'9"
3.10m x 1.75m
KITCHEN/DINER
13'7" x 12'6"
4.14m x 3.81m
CUPBOARD
LIVING ROOM
13'2" x 12'6"
4.01m x 3.81m
UP
ENTRANCE HALL
9'7" x 5'9"
2.92m x 1.75m
2ND BEDROOM
12'9" x 10'1"
3.89m x 3.07m
BATHROOM
5'5" x 4'6"
1.65m x 1.37m
WC
5'5" x 2'4"
1.65m x 0.71m
LANDING
9'5" x 5'7"
2.87m x 1.70m
DOWN
STORAGE
STORAGE
STORAGE
MASTER BEDROOM
12'9" x 11'4"
3.89m x 3.45m
3RD BEDROOM
8'3" x 8'2"
2.51m x 2.49m
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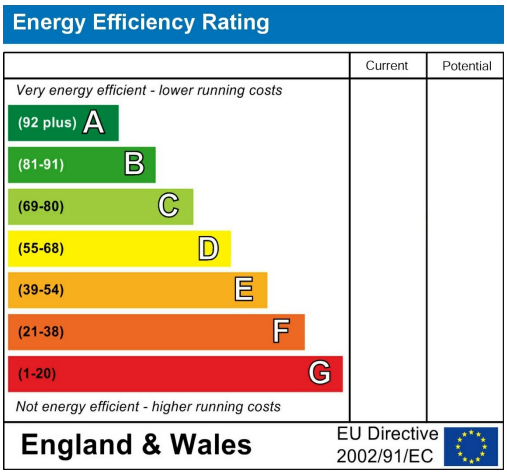
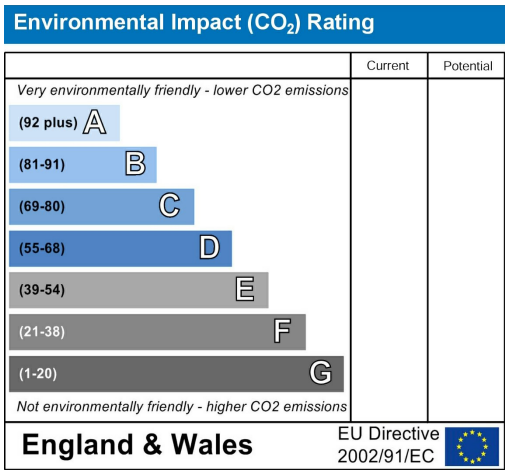
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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