



16 Manor Way Bolton-Upon-Dearne

, S63 8NY

£200,000



THREE BEDROOM SEMI-DETACHED HOME | CUL-DE-SAC LOCATION | MASTER EN-SUITE | GARAGE & PARKING | OUTBUILDING | WALKING DISTANCE TO RAILWAY NETWORK

Situated in a quiet cul-de-sac position, this well-proportioned three-bedroom semi-detached property makes an ideal family home and is ready to move straight into. The property is sure to appeal to buyers looking for a well-presented home with versatile living accommodation.

Ideally suited to a small family or first-time buyer, the property is conveniently located within walking distance of the railway network providing links towards Sheffield and Leeds, as well as being close to a range of local amenities.

The accommodation boasts a spacious lounge, modern integrated dining kitchen, downstairs WC, three bedrooms with the master benefiting from an en-suite, and a family bathroom.



GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall featuring stairs rising to the first-floor landing and a radiator.

DOWNSTAIRS WC

Having a WC, wash hand basin and central heating radiator.

LOUNGE

A spacious and modern welcoming space, having a UPVC double-glazed bay window, central heating radiator and useful under-stairs storage.

DINING KITCHEN

A modern, fully integrated kitchen featuring a range of wall and base units with complementary worktop surfaces and sink unit. The kitchen benefits from a rear-facing UPVC double-glazed window, central heating radiator and ample space for a dining table and chairs. French doors provide direct access to the rear garden.

FIRST FLOOR

MASTER BEDROOM

A front-facing bedroom benefiting from a UPVC double-glazed window and central heating radiator, with access to a modern en-suite shower room.

EN-SUITE

A modern en-suite shower room fitted with a separate shower cubicle with shower from the central heating system, WC and wash hand basin. The room features complementary tiling and a central heating radiator.

BEDROOM TWO

A rear-facing bedroom benefiting from a UPVC double-glazed window and central heating radiator.

BEDROOM THREE

A front-facing bedroom benefiting from a UPVC double-glazed window and central heating radiator. The room is currently utilised as a walk-in wardrobe.

FAMILY BATHROOM

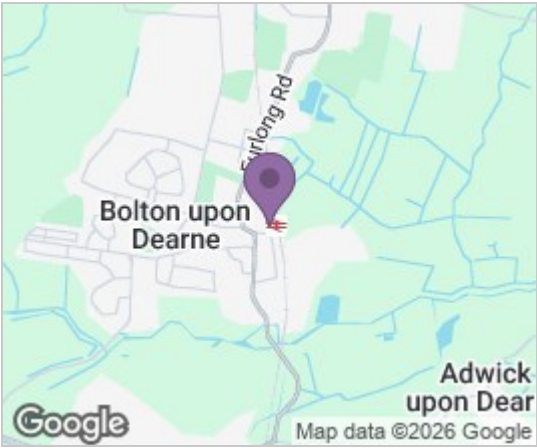
Fitted with a full white suite comprising WC and wash hand basin, complemented by tiled walls. The bathroom also benefits from a central heating radiator and UPVC double-glazed window.

OUTSIDE

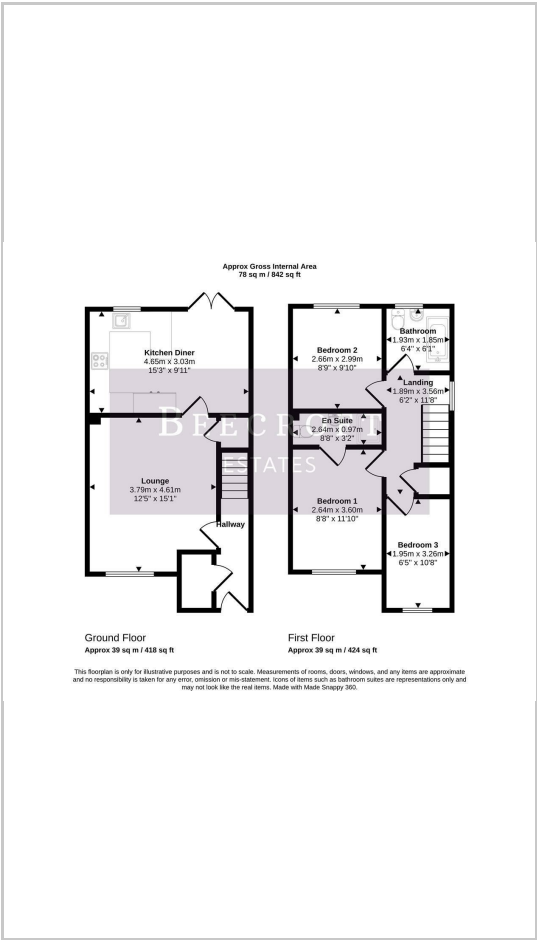
To the rear is an enclosed garden featuring a patio area and astro turf, together with a versatile bar/home office, providing an ideal additional space for work or leisure.

To the front is a garage with electric door, together with two parking spaces.

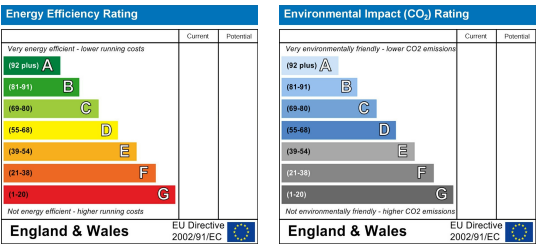
Area Map



Floor Plans



Energy Efficiency Graph



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