



## Riverside Gardens

Bolton-Upon-Dearne, S63 8NX

Guide Price £150,000 - £160,000



- THREE BEDROOM TERRACE PROPERTY
- MASTER BEDROOM WITH JULIET BALCONY
- BEAUTIFUL ENCLOSED REAR GARDEN
- POPULAR LOCATION
- EPC RATING: D

- OFF ROAD PARKING AND GARAGE
- NEWLY FITTED KITCHEN
- NEWLY INSTALLED BOILER
- FREEHOLD
- COUNCIL TAX BAND: B

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HUNTERS ARE PLEASED TO THE MARKET THIS SPACIOUS, WELL PRESENTED THREE BEDROOM MID TERRACE PROPERTY, SITUATED ON A POPULAR ESTATE WITHIN BOLTON UPON DEARNE. This charming mid-terrace house offers a perfect blend of comfort and modern living. Built in 2003, this well-presented property features two inviting reception rooms, making it an ideal space for both relaxation and entertaining.

Upon entering, you are welcomed into a spacious lounge that flows seamlessly into the kitchen, which is perfect for family gatherings. The addition of a conservatory enhances the living space, allowing natural light to flood in and providing a lovely view of the beautiful enclosed rear garden. The ground floor also boasts a convenient downstairs WC and an integral garage, complete with a utility area, ensuring practicality for everyday living.

As you ascend the stairs to the first floor, you will find a family bathroom and three generously sized bedrooms, each equipped with built-in wardrobes. The master bedroom is particularly noteworthy, featuring a delightful Juliet balcony that offers a charming view of the surroundings.

This property is situated in a popular location, with a train station nearby, making commuting a breeze. The beautifully landscaped rear garden is a true highlight, complete with a patio area, plants, and shrubs, providing a serene outdoor retreat. Additionally, the driveway at the front of the house adding to the convenience of this lovely home.

In summary, this spacious three-bedroom mid-terrace property in Bolton-Upon-Dearne is an excellent opportunity for those seeking a comfortable and well-located family home. With its modern amenities and inviting outdoor space, it is sure to appeal to a wide range of buyers.

## LOUNGE

13'2" x 10'9" (4.01m x 3.28m)

Via a white uPVC front entrance this opens into the bright and airy living room, with uPVC window to the front, stairs leading to first floor, under stairs storage, stylish décor, carpet flooring with wall mounted radiator and telephone and aerial point in place. Open doorway leading straight into to the kitchen area.

## KITCHEN

13'2" x 7'5" (4.01m x 2.26m)

The sleek newly fitted kitchen has an array of high gloss wall and base units providing storage, contrasting work surface over with sink, drainer and matching mixer tap, integrated electric oven and four ring electric hob with extractor fan over, space for tall fridge freezer and uPVC window to the conservatory. Splash back tiles to walls with, wall mounted radiator and open doorway leading to the hallway.

## HALL

Hallway with uPVC door leads to the conservatory with further doors leading to the downstairs WC and integral garage.

## CONSERVATORY

7'7" x 11'6" (2.31m x 3.51m)

Great addition to this home is the conservatory, this has been made in to a space all the family can enjoy all year round, with added wall mounted radiator and uPVC windows and French doors to the garden, laminate to floor and neutral in décor.

## DOWNSTAIRS WC

2'8" x 4'7" (0.81m x 1.40m)

Handy addition for any busy household the downstairs WC comprises of low flush WC and wash hand basin, wall mounted heated towel rail with uPVC frosted window to the rear.

## LANDING

Carpeted landing area with doors leading to all three bedrooms and family bathroom. Access to loft.

## BEDROOM ONE

15'7" x 11'8" narrowing to 7'2" (4.75m x 3.56m narrowing to 2.18m)

Generous sized master bedroom with uPVC French Doors leading to its very own Juliet balcony filling this room with natural light. Benefiting from built in wardrobes with plenty of space for added bedroom furniture. Having carpet flooring, splendid neutral décor and wall mounted radiator.

## BEDROOM TWO

10'2" x 11'9" including wardrobe (3.10m x 3.58m including wardrobe)

Further spacious double room with uPVC window to the front elevation, over stairs storage cupboard with added addition of two built in wardrobes creating plenty of storage space. we all crave. Neutrally decorated with wall mounted radiator and carpet flooring.

## BEDROOM THREE

6'4" x 8'4" (1.93m x 2.54m)

Third bedroom is a good sized single room comprising of built in wardrobe with wall mounted radiator, carpet flooring and uPVC window over looking the rear garden.

## BATHROOM

6'00" x 5'1" (1.83m x 1.55m)

Sleek family bathroom, decorated in neutral tones to help you relax, comprises of three piece bathroom suite in white with low flush WC, pedestal wash hand basin and panelled bath. Extractor fan in place with wall mounted radiator and Velux window allowing natural sources of light.

## GARAGE

7'7" x 17'7" (2.31m x 5.36m)

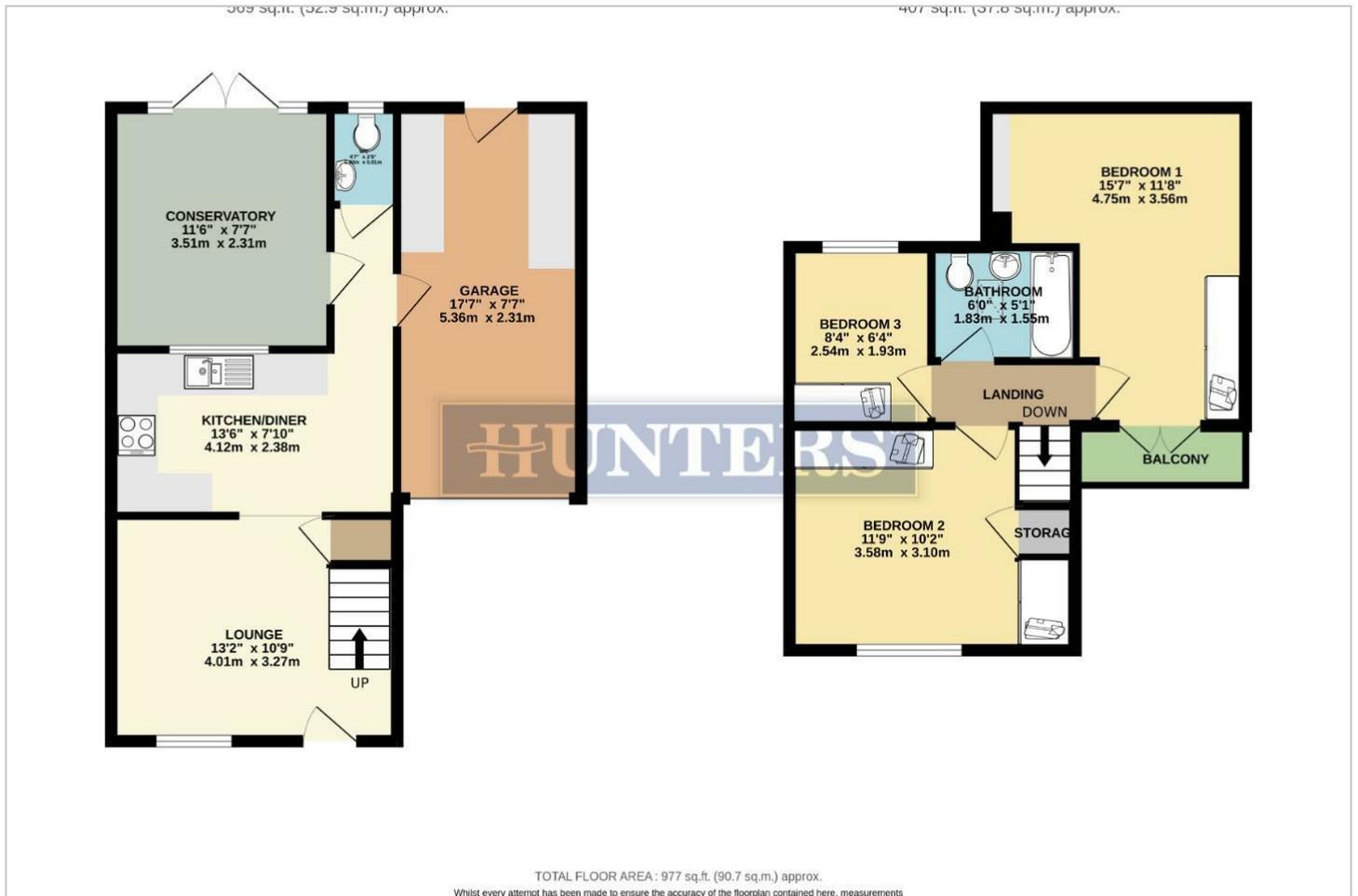
With up electric shutter door, offering that extra secure storage we all crave or further off road parking with power and external door leading to the rear garden. Wall and base units with worksurface over and plumbing and space for washing machine and tumble dryer creating a great utility space.

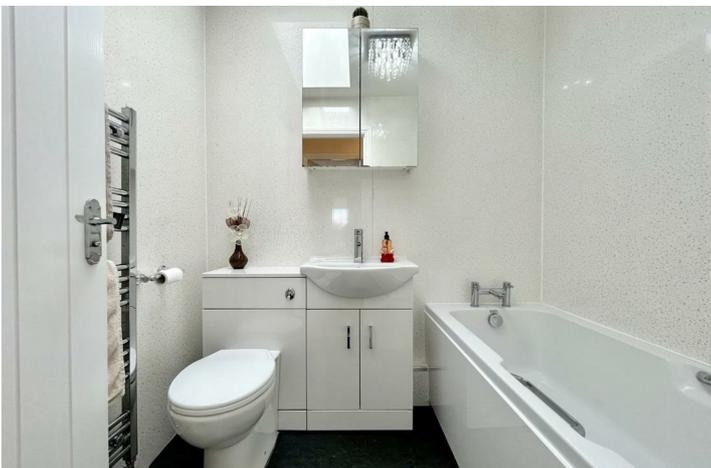
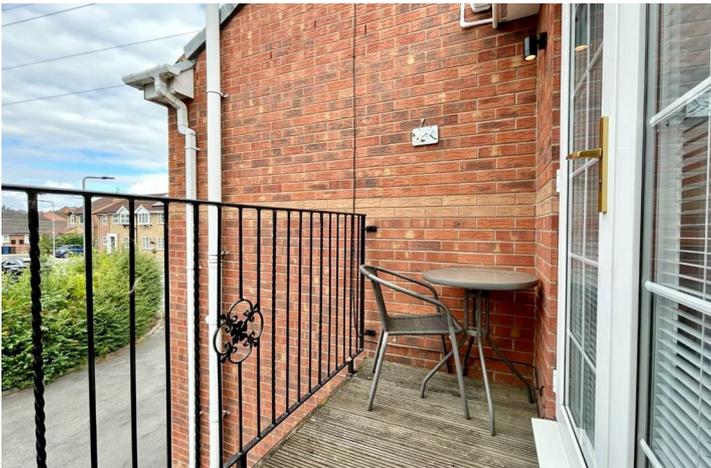
## EXTERIOR

To the front of the property is a drive leading to the integral garage with further off road parking or storage space if needed with path leading to the front entrance.

To the rear of the property is a fully enclosed, well maintained garden. Having slabbed patio area perfect for entertaining in the summer months. Surrounding by beautiful plants and shrubs creating splashes of colour to your view.

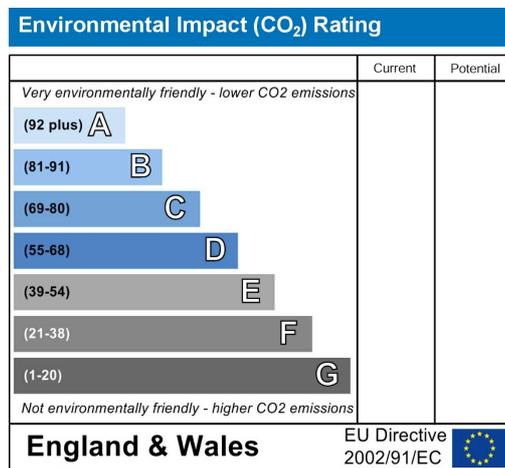
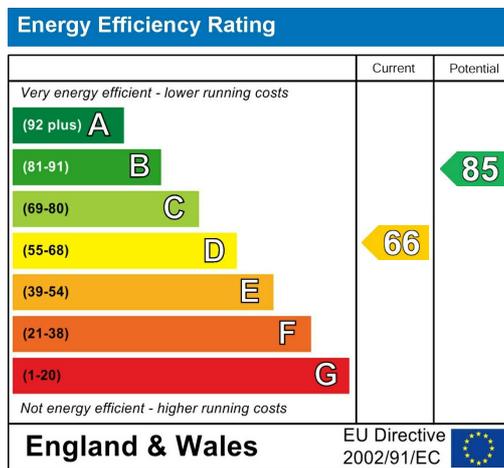
# Floorplan







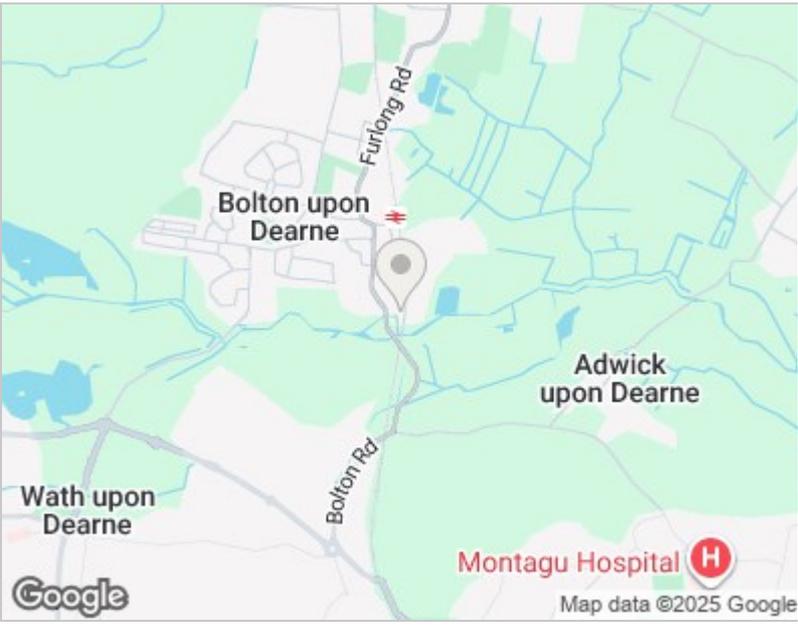
## Energy Efficiency Graph



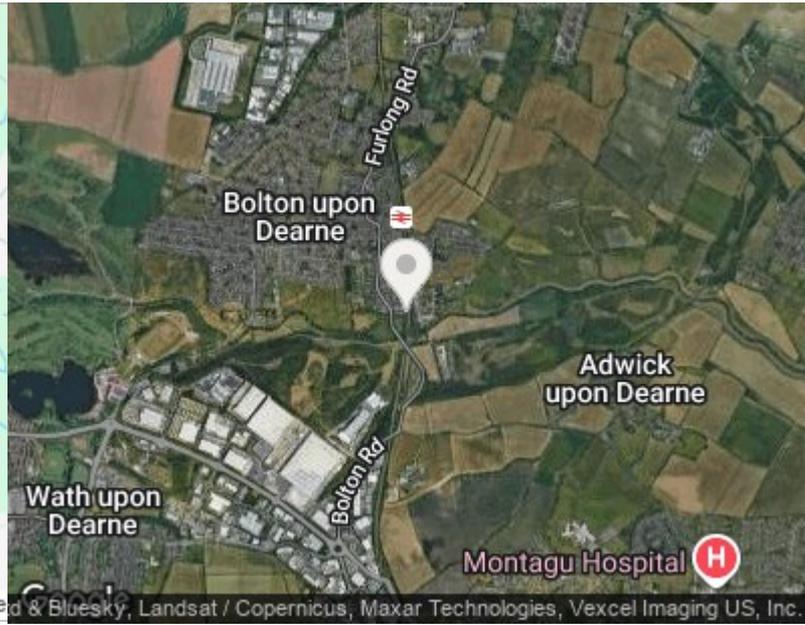
## Viewing

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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