



8 Orchard Mews, Bolton-Upon-Dearne, Rotherham, S63 8NZ

Price Guide £220,000

GUIDE PRICE £220,000 - £230,000

An early viewing is thoroughly recommended upon this well appointed Four bedroom townhouse situated in this popular location of Bolton upon Dearne . The property is of a good extent spreading over three floors hosting separate living and dining rooms offering flexible living accommodation. There is a garage, with off road parking and benefits from being within walking distance of the nearby Train Station.

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.

Merryweathers

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Material Information

Council Tax Band - C
Tenure - Freehold
Property Type - Mid Terrace
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
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.

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 - Allocated parking

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.

Entrance Hallway



Wide entrance hallway with room for a breakfasting table, adjoining the Kitchen area.

Kitchen 13'10" x 7'0" (4.23 x 2.15m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob with electric oven below, tiled splash-back and extractor hood above.

Ground Floor WC



With low flush WC and wash hand basin.

Dining Room 18'6" x 9'1" (5.66 x 2.77m)



With rear facing upvc french doors entering the rear garden.

First Floor Landing

Master Bedroom 18'4" x 8'10" (5.60 x 2.70m)



With two rear facing upvc windows and access to the en suite.

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.

Lounge 13'11" x 13'10" (4.26 x 4.23m)



With a front facing upvc window and central heating radiator.

Second Floor Landing

Bedroom Two 10'9" x 10'9" (3.30 x 3.30m)



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

Bedroom Three 11'5" x 8'2" (3.50 x 2.50m)



With a rear facing upvc window and central heating radiator

Bedroom Four 9'10" x 9'10" (3.00 x 3.00m)



With a rear facing upvc window and central heating radiator.

Bathroom



Hosting a three piece suite comprising of a paneled bath with shower above, pedestal hand wash basin and low flush WC.

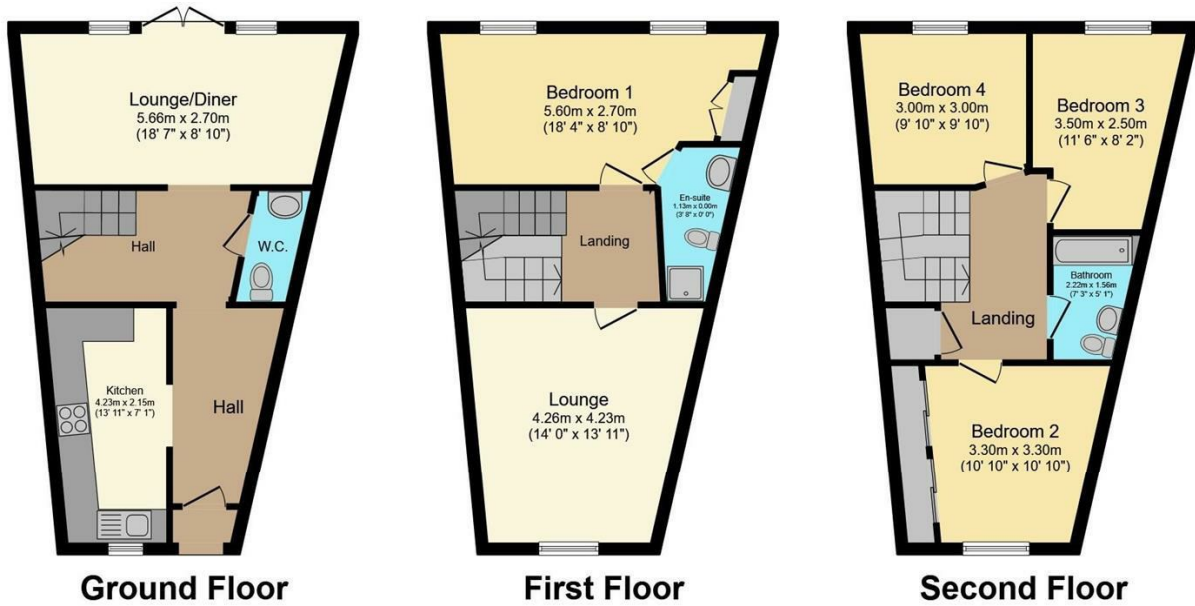
External

To the front are well maintained gardens in a mews style, with garages and off road parking. To the rear are landscaped gardens, laid to lawn with decked patio areas and timber bar,

Garage

Single garage preceded by a driveway

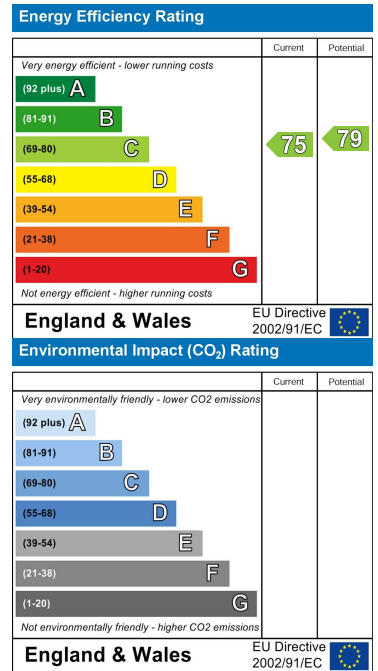
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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