

Lowfield Road

Bolton-Upon-Dearne, Rotherham S63 8JD

- TWO BEDROOMS
- TWO RECEPTION ROOMS
- COMBINATION BOILER
- OFF ROAD PARKING TO REAR
- LARGER THAN AVERAGE TERRACE
- SPACIOUS LIVING
- ENCLOSED GARDENS
- EPC RATING D

Price Guide £125,000 Freehold













Location

GROUND FLOOR ACCOMMODATION
uPVC double glazed and panelled doorway opens into:

LOUNGE
14'4" into bay* 13'11"
uPVC double glazed bay window to front elevation. Single panelled central heating radiator. TV aerial socket.

INNER LOBBY
Stairs to first floor landing.

DINING ROOM
14'0" * 12'8"
uPVC double glazed window to rear elevation. Single panelled central heating radiator. Doorway to cellar. Doorway to:

KITCHEN
10'4" * 8'9"
uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Space for fridge/freezer, space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. Tiles to splash back areas. Single panelled central heating radiator. Wall mounted combination boiler. uPVC double glazed and panelled doorway to side elevation.

FIRST FLOOR ACCOMMODATION

LANDING
Stairs from inner lobby.

BEDROOM ONE
13'10" * 12'2"
uPVC double glazed window to front elevation. Original fireplace with tiled back and hearth. Single panelled central heating radiator.

BEDROOM TWO
10'5" * 7'8"
uPVC double glazed window to rear elevation. Single panelled central heating radiator.

DRESSING ROOM
10'4" *4'7"
Storage cupboard off.

BATHROOM
10'4" * 8'11"
uPVC double glazed window to rear elevation. Suite in white comprising bath with direct feed shower over, hand wash pedestal basin and low flush WC. Half tiling to all walls. Single paneleld central heating radiator.

OUTSIDE AND GARDENS
To the front is a small walled garden with path to front door. To the rear is a good size garden with decked patio area and grass with path to the rear of the property which leads to an off road parking area.

VIEWINGS
By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION
MONEY LAUNDERING REGULATIONS.Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS
Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE
Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER
Electricity is supplied by Mains Supplier.
Heating is gas and supplied by Mains Supplier.

MOBILE COVERAGE
Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND
The property broadband speed is excellent with fibre broadband available.



Local Authority Barnsley
Council Tax Band A
EPC Rating





Churchills Sales Office

16 High Street, Mexborough, South Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.