

Churchills



Ringway

Bolton-Upon-Dearne, Rotherham S63 8BJ

- THREE BEDROOM
- ENGINEERED OAK FLOORING, SKIRTINGS AND ARCHITRAVES
- LANDSCAPE GARDENS
- DETACHED GARAGE
- SEMI DETACHED HOUSE
- QUARTZ WORKTOPS
- COMBINATION BOILER
- EPC RATING C

Offers In The Region Of £225,000 Freehold





Situated on Ringway, Bolton-Upon-Dearne, Rotherham, this delightful semi-detached house has been modernized to a very high standard. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The garden areas are low maintenance and landscaped to give an abundance of colour and relaxation in the warmer months.

The surrounding area of Bolton-Upon-Dearne offers a blend of local amenities, schools, and parks, making it an ideal location for those seeking a community-oriented lifestyle. This property is not just a house; it is a place where memories can be made and cherished for years to come.

This is an exceptional property, modernized throughout with high quality fittings and decor. An early viewing is recommended to avoid disappointment.

GROUND FLOOR ACCOMMODATION

Composite double glazed and panelled doorway with steel interior and police approved locking system opens into:

KITCHEN

11'7" * 11'2"

uPVC double glazed window to rear elevation. Range of modern wall and base units with quartz work surfaces. Built in cooking facilities comprising of electric oven and induction hob and space for microwave. Space for two fridge/freezer units. Single drainer sink unit with mixer tap. Breakfast Island with seating space for three, base units beneath and quartz work surface. LED downlights to ceiling. Vertical single panelled central heating radiator. uPVC to splash back areas. Ceramic tiles to floor.

WC

uPVC double glazed window to side elevation. Low flush WC. Laminate wood effect flooring.

UTILITY ROOM

Space and plumbing for an automatic washing machine. Space for dryer. Wall mounted combination boiler. Wall unit.

HALLWAY

uPVC double glazed window to front elevation. Oak staircase with handrail, spindles and newel posts. Engineered Oak flooring. Horizontal single panelled central heating radiator.

LOUNGE/DINING ROOM

18'8" * 12'10" reducing to 9'11"

uPVC double glazed window to front elevation. Engineered oak flooring. Two vertical single panelled central heating radiators. uPVC double glazed French doors to rear garden area.

FIRST FLOOR ACCOMMODATION

LANDING

Oak Stairway from hallway with handrail, spindles and newel posts. uPVC double glazed window to front elevation.

BEDROOM ONE

10'6" * 10'7" to wardrobes

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Range of fitted wardrobes to one wall.

BEDROOM TWO

11'6" * 8'0"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Access to boarded loft with Velux to roof elevation.

BEDROOM THREE

8'3" * 6'10" to wardrobes

uPVC double glazed window to front elevation, Range of fitted wardrobes to one wall. Single panelled central heating radiator.

BATHROOM

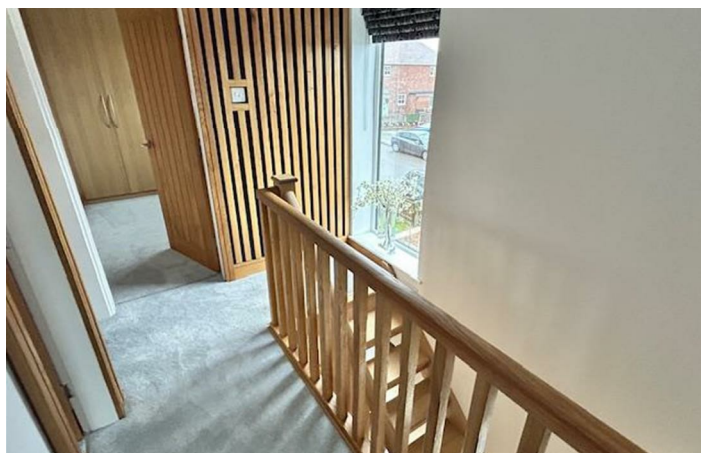
9'2" * 5'4"

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash basin with storage beneath and separate shower cubicle. uPVC cladding to shower area. Storage cupboard off. Extractor fan. Vertical single panelled central heating radiator.

DETACHED GARAGE

17'3" * 12'10"

Rendered breeze block built with remote control roller door. Light and power supplied.



OUTSIDE AND GARDENS

Galvanized steel gates open onto a reclaimed concrete cobbled driveway leading to the detached garage. To the front is a walled garden with rectangle black water pond with small fountain. Artificial grass and very well stocked borders. Indian stone path leads to the rear garden with maintenance free fencing and porcelain paved patio area with a anthracite grey aluminium veranda, artificial grass and very well stocked borders.

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 MBC
Council Tax Band A
EPC Rating C



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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.