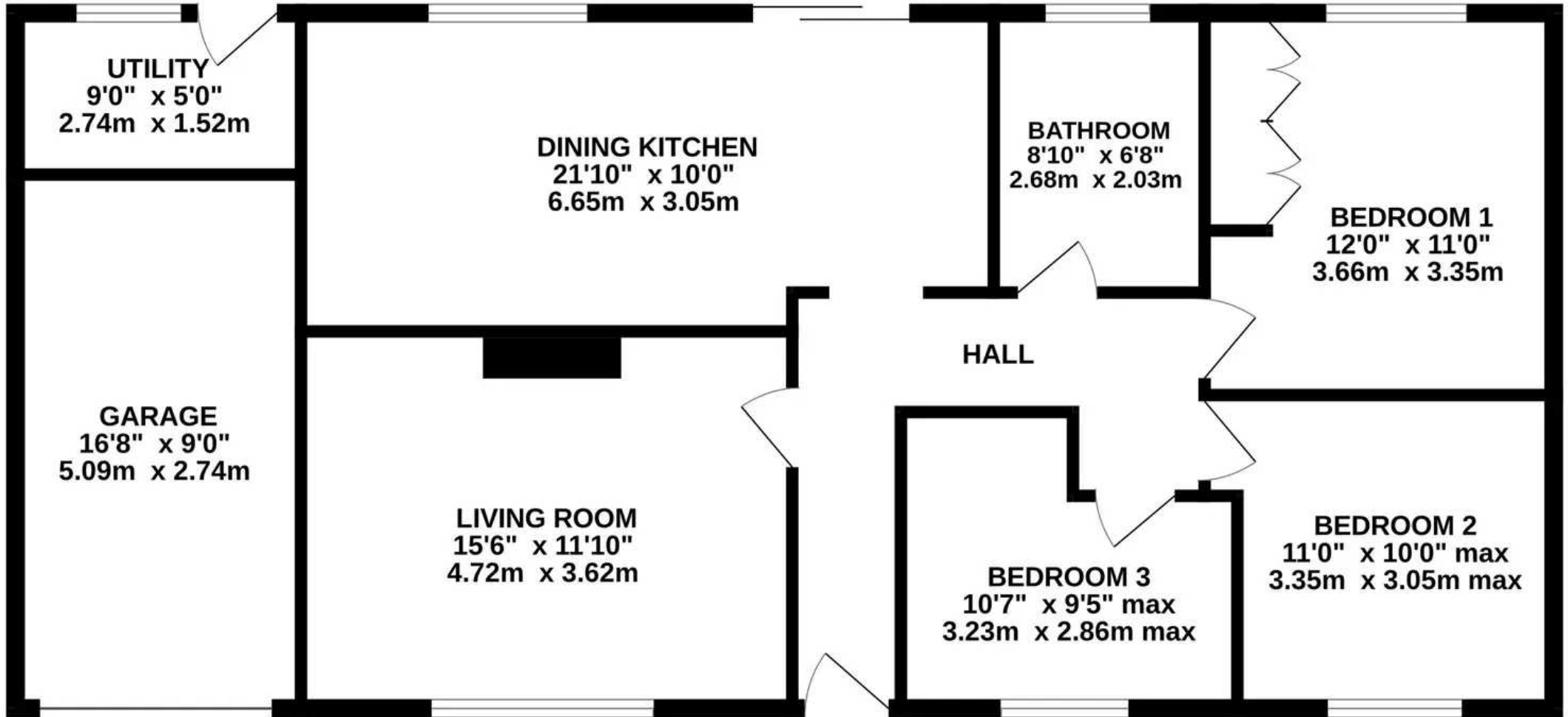




Church View, Church Street, Bolton-upon-Dearne

Rotherham

Offers in Region of **£295,000**





Church View, Church Street

Bolton-upon-Dearne, Rotherham

A TRULY STUNNING INDIVIDUALLY DESIGNED STONE BUILT THREE BEDROOM DETACHED BUNGALOW, SAT WITHIN IT'S OWN PRIVATE GROUNDS AND ON THIS TRANQUIL STREET WITH BEAUTIFUL VIEWS TO THE REAR OF THE 12th CENTURY CHURCH OF ST ANDREW THE APOSTLE. THE HOME OFFERS WELL SIZED ACCOMMODATION, FINISHED TO A HIGH QUALITY. THE ACCOMMODATION IS AS FOLLOWS; To the first floor is the L shaped entrance hallway providing access to all rooms, living room and the open plan kitchen/diner with utility room. To the first floor is the family bathroom and three good sized bedrooms. The property sits on a excellent sized plot with a paved driveway for numerous vehicles, garage, car port and gardens to the front and enclosed garden to the rear. The EPC Rating is C-70, and the council tax band is D.



ENTRANCE

Entrance gained via white panelled uPVC double glazed door which leads into the entrance hallway.

ENTRANCE HALLWAY

Light and spacious, front facing 'L' shaped entrance hallway, complete with Karndean flooring throughout, with ceiling light and central heating radiator. Door to the left leads through to the living room.

LIVING ROOM

A well proportioned principal reception space with a large uPVC double glazed window to the front, Karndean flooring, ceiling light and central heating radiator. The focal point of this room is the Bio Ethanol fire with wood panelled surround and tiling at the bottom. Hallway follows through into the dining/kitchen.

OPEN PLAN DINING KITCHEN

Rear facing dining/kitchen, fitted with a range of grey effect wall and base units with complementary resin laminate worktops, with tiled splash-backs and decorative Karndean flooring. There are a range of integrated appliances, including electric double NEFF oven, gas hob, upright fridge/freezer, dishwasher and there is a further cupboard which opens to provide space for a microwave. The kitchen extends out into the open plan dining area benefiting from sliding patio door providing natural light, views and access out onto the rear garden. There is one low hanging ceiling light above the dining table and another ceiling light in the kitchen, two central heating radiators and a uPVC double glazed window in the kitchen to the rear. From the kitchen a door opens through to the utility.



UTILITY ROOM

A useful utility room accessed via the kitchen and providing access out on to the rear garden via a uPVC door. Fitted with a range of wall and base units with complimentary worktops. There is plumbing for a washing machine, space for a tumble dryer and Karndean flooring.

BEDROOM ONE

A double bedroom benefiting from fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the rear.

BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the front. There is also a panelled effect feature wall.

BEDROOM THREE

A single bedroom with ceiling light, central heating radiator and uPVC double glazed window to the front.

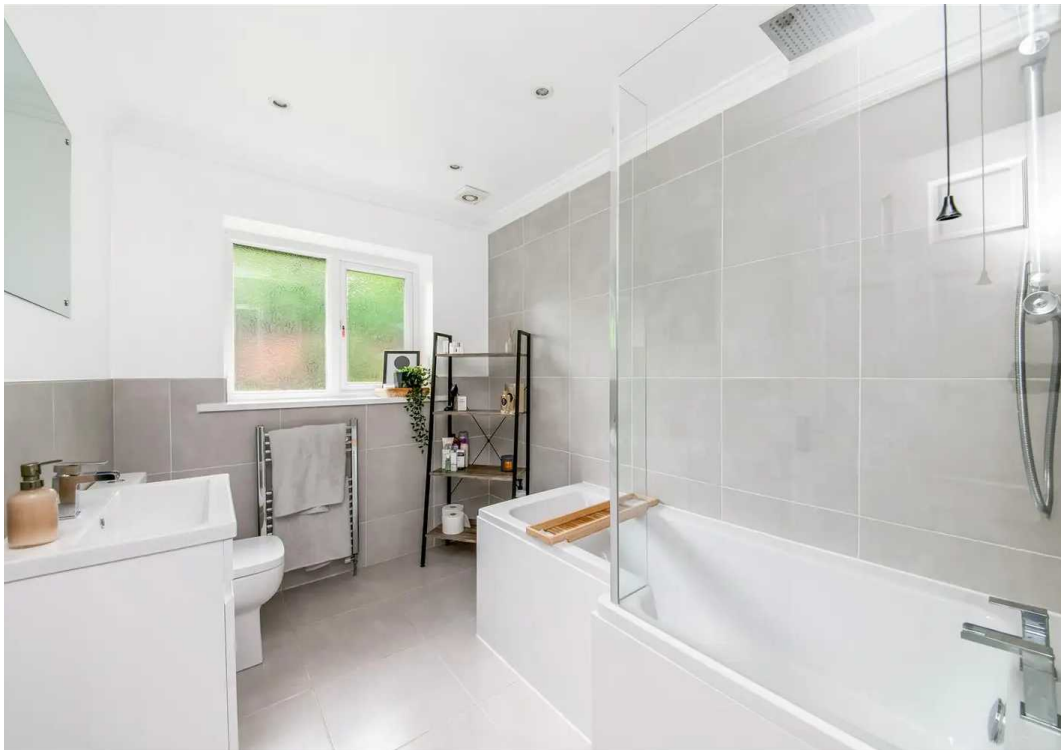
BATHROOM

An excellently sized family bathroom comprising of a white four piece suite in the form of close coupled W.C., basin sat within vanity unit, mixer shower over the bath and an extractor fan. There is also full tiling to walls and floor.

OUTSIDE

The property sits in a well sized, private and enclosed plot, with a paved driveway leading up to the carport and single garage. To the front there is a well maintained garden, laid mainly to lawn with manageable bushes and shrubbery. Then there is an enclosed, well maintained garden to the rear also mainly laid to lawn with manageable bushes and shrubbery and providing picturesque views of the village's church.







ADDITIONAL INFORMATION

We are informed by the vendor that the EPC Rating is C-70, the council tax band is D, and the property is Freehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 4:00pm

Sunday - 11:00 am - 4:00pm



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