

TO LET



Station Road, Bolton On Dearne
£750 pcm


MARTIN&CO

Station Road, Bolton On Dearne

Semi Detached,
3 bedroom, 1 bathroom

£750 pcm

Date available: Available Now

Deposit: £865

Unfurnished

Council Tax band: B

- Allocated Parking
- Built in Oven, Hob & Extractor
- Enclosed Garden
- Close To Local Transport Links
- Close to Local Amenities
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We are pleased to offer this 3 bedroom property situated on Station Road in BOLTON UPON DEARNE. Located within walking distance of the railway station, shops and other amenities.

The property comprises of a nicely proportioned lounge and dining room with patio doors leading out onto the family sized lawned, enclosed garden. The kitchen has a good range of units with contrasting worktops and splash back tiles and has a built in oven, hob and extractor. There is also a downstairs WC.



To the first floor are 3 bedrooms and the house bathroom which has a shower over the bath.

To the rear of the property is an allocated parking space providing off road parking.

VIEWINGS ARE HIGHLY RECOMMENDED.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		91
(69-80)	C	75	
(55-68)	D		



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.