

FOR SALE



Ingsfield Lane, Bolton On Dearne
Guide Price £115,000


MARTIN&CO



Ingsfield Lane, Bolton On Dearne

3 Bedrooms, 1 Bathroom

Guide Price £115,000

- Mid terrace
- Three bedrooms
- Off road parking
- Dining kitchen
- Downstairs WC

GUIDE PRICE £115,000 - £125,000. Set in a well-connected part of Bolton on Dearne, Ingsfield Lane offers a practical layout and generous internal space, making it a solid option for a wide range of buyers. This three-bedroom mid terrace home comes to market with no chain, which can help to simplify the moving process. With off-road parking at the front and a private garden to the rear, the property ticks many of the boxes that buyers look for – especially those stepping onto the ladder for the first time, families needing that extra bedroom, or investors seeking a rental opportunity.

The ground floor begins with an entrance porch that leads directly into the lounge. A feature fire surround adds a focal point to this room, which is well-sized for everyday living. Beyond here, the dining kitchen runs across the rear of the house and offers good cupboard and worktop space, with fitted wall and base units in a beech effect finish. There's an integrated oven, hob and extractor, with space left for further appliances. The kitchen is large enough to accommodate a dining table, helping to make this a sociable space for day-to-day meals or entertaining. A rear porch sits off the kitchen, creating a useful transition space between the house and garden. From here, patio doors open directly to the rear garden, and there's also access to a ground floor WC – a practical



addition, especially for households with children or visitors.

Upstairs, the first floor landing leads to three bedrooms – a good-sized main bedroom, a second double room and a third single. This layout is ideal for growing families or anyone needing a home office or guest room. The bathroom on this floor is larger than average and features a four-piece suite, including a separate shower cubicle and a freestanding roll top bath. The extra space here adds a touch of comfort not always found in mid terrace homes.

To the front of the property, a block-paved driveway provides off-street parking – a valuable feature in this area. The rear garden is a mix of decked and paved areas, keeping maintenance simple while still offering space for seating, BBQs, or play equipment.

Ingsfield Lane is well placed for local amenities. Bolton on Dearne itself has a range of shops, including a Co-op and other convenience stores. Larger supermarkets such as Tesco Extra and Asda in nearby Goldthorpe and Wath upon Dearne are only a short drive away. For schools, the property sits within the catchment for

Carrfield Primary Academy and Astrea Academy Dearne, both within easy reach.

Transport links are another key advantage here.

Bolton-on-Deerne train station is less than a mile from the property, offering direct rail services to Sheffield, Barnsley and Leeds – making it a practical choice for commuters. Road links are also good, with access to the A635 and A1(M) for travel across the region.

This is a home that brings together useful living space, parking, and transport convenience – all in a location with everyday facilities close to hand. Whether being viewed as a first-time buy, an affordable family home, or a potential rental, the layout and features offer wide appeal.

ENTRANCE PORCH With a side facing entrance door, front facing window, laminate floor and this opens into the lounge.

LOUNGE A generous size lounge with feature fire surround, laminate flooring and a front facing window.



DINING KITCHEN Having a range of fitted wall and base units in beech effect, wall units include extractor hood. Base units are set beneath worktops which include a hob, oven, single bowl sink, plumbing for washing machine, integrated dishwasher, tiled floor, tiled splash backs and rear facing window.

SIDE PORCH Tiled floor and side facing patio doors to the garden.

WC Having a low flush w.c, wash hand basin, tiled floor, tiled splash backs and side facing window.

FIRST FLOOR LANDING Having access to the loft via a ladder, with light, heating and carpeted, previously just as a games room with a pool table.

BEDROOM ONE With laminate flooring and front facing window.

BEDROOM TWO Having a front facing window.

BEDROOM THREE Having a rear facing window.

BATHROOM Having a white four piece suite which comprises of a low flush w.c, wash hand basin, free standing bath, shower cubicle, tiled floor, tiled walls, downlights to the ceiling and rear facing window.

OUTSIDE To the front of the property is a block paved drive to the front. To the rear is an enclosed garden with decking and patio. A brick outbuilding joined to the bathroom which was used as a storage area, also with a radiator.

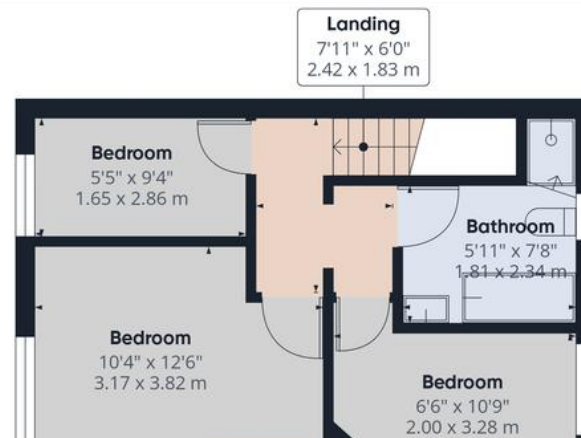


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
759 ft²
70.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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