



9 Ingsfield Lane, Bolton-Upon-Dearne, Rotherham, South Yorkshire, S63 8EE

**Offers Around £89,995**

\*\*\*NEW TO THE MARKET\*\*\*NO UPWARD CHAIN\*\*\*HIGH STANDARD THROUGHOUT\*\*\*

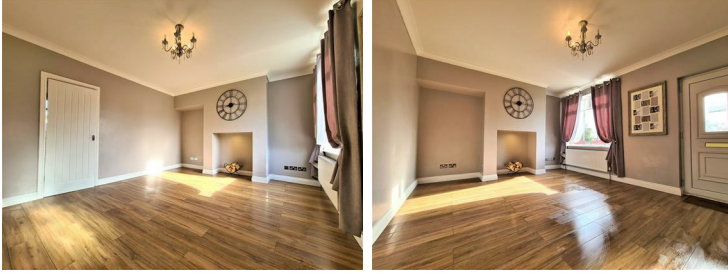
We present to the market this surprisingly spacious three bed property having been renovated in the last couple of years which includes a new bathroom and kitchen. Located in the popular area of Bolton on Dearne, within walking distance to several local primary schools.

The property briefly comprises the spacious lounge and kitchen / diner to the ground floor, a downstairs W.C and enclosed front and rear gardens. The first floor has the three bedrooms and family bathroom.

With good transport links to the A1, M1 and central to Rotherham, Doncaster and Barnsley, this is an ideal spot for commuting. The property also has the Mansion Park and playing field just behind it.

Call now to arrange your viewing.

## LOUNGE



The lounge is well proportioned for this type of property having a feature boxing to the chimney breast with a spotlight fitted. The wood effect laminate flooring is in excellent condition with the plastered walls having grey paint. The front white UPVC entrance door is located here leading onto the front garden.

## KITCHEN / DINER



A modern kitchen / diner with a range of grey shaker style walls and base units. Having the benefit of an integrated oven, hob and extractor hood above. The work surfaces are a wood effect, complimenting the cream subway style splash back tiles. To the floor is a durable wood effect tile and the walls are again plastered and painted grey.

The stairs to the first floor are partially open with an under stair cupboard providing extra storage. The rear UPVC door leads onto the rear garden and there is also access to the W.C.

## W.C.



A useful downstairs toilet having a low flush toilet and small hand basin with chrome taps.

## BEDROOM ONE



The largest room is located to the front of the property and has grey decor and carpet.

## BEDROOM TWO



This bedroom has a rear facing window with the radiator below. Currently used as a dressing room but would be a good sized second bedroom. With a fitted blind and spotlights.

## BEDROOM THREE



Again a good size with a window overlooking the front aspect and grey decor. With a fitted blind and spotlights.

## BATHROOM



Another modern feature room with a freestanding bath, pedestal sink, toilet and separate walk in shower. With grey floor and wall tiles, spotlights and a chrome towel rail style radiator.

## OUTSIDE

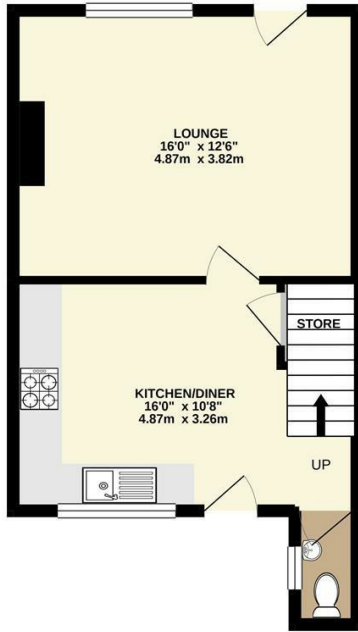


The front of the property is enclosed and has a neat lawn with a path from the front gate to the door.

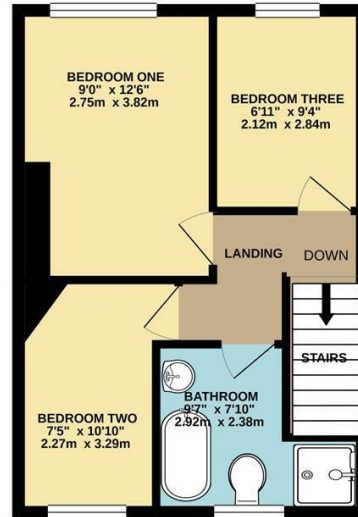
To the rear of the property is an enclosed garden with pebbles and two useful storage outbuildings.

# Floor Plan

GROUND FLOOR



1ST FLOOR

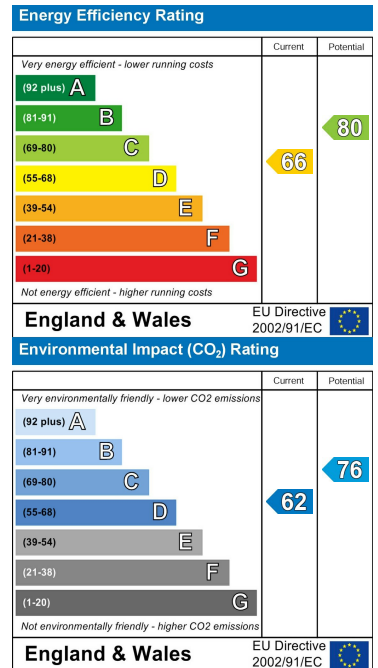


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Menergy ©2020

# Area Map



# Energy Efficiency Graph



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