



18 Cemetery Road, Bolton-Upon-Dearne, Rotherham, S63 8LS

Asking Price £350,000

Offered to the open market within this semi rural location, is this detached bungalow which enjoys exemplary standards within. Hosting a large family living area with charming log burner there are three double bedrooms one of which enjoys an en suite facility. The modern, high specification kitchen is the star of the show, with adjoining dining areas perfect for entertaining. There is a single garage separate to the double garage / workshop and the driveway provides parking for numerous vehicles. Sold with no upward chain an early viewing is essential to fully appreciate.

Merryweathers

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Bolton Upon Dearne

Bolton upon Dearne is a small village in the Metropolitan Borough of Barnsley, South Yorkshire, England, in the part of the Dearne Valley through which the River Dearne passes. There are three primary schools in the village: Carrfield School, Heather Garth Primary School and Lacewood. The main secondary school in the area is Dearne Advanced Learning Centre.

Kitchen 18'11" x 19'10" (5.77 x 6.07)



Approached by a double glazed uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming open plan Living Area. Modern kitchen area benefiting with high end appliances comprising of a wide range of high gloss wall and base units with complimentary work surface over, integrated double oven, built in microwave, integrated dishwasher, built in deep single basin with stainless steel mixer tap and space for large American fridge freezer. Practical central island with integrated five ring electric hob, finished with ceiling mounted stainless steel extractor fan, Indian stone flooring and modern décor.

Lounge / Dining Area 25'5" x 20'11" narrowing to 19'5" (7.75m x 6.40m narrowing to 5.92m)

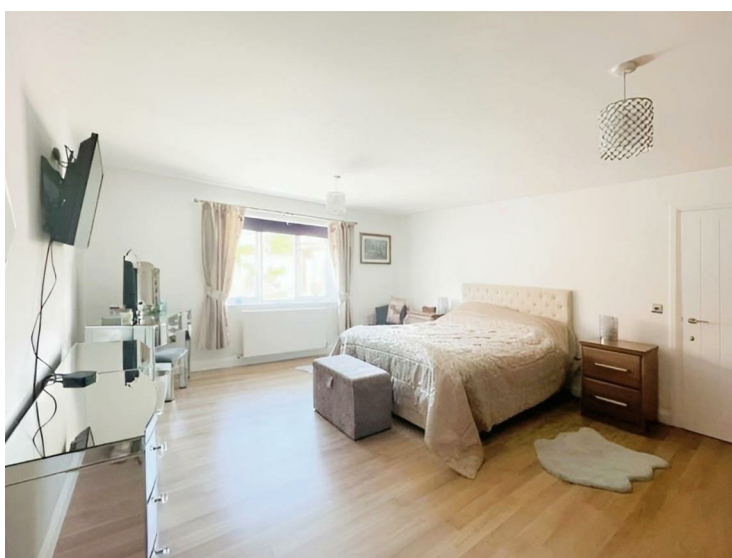


This charming living space is basking in natural light through three Velux uPVC windows and uPVC French doors that open directly out onto the terrace. The room hosts an impressive multi fuel log burner giving a great focal point to the room and a cosy feel in the wintry months, also comprising inset spotlights, wall mounted radiators and oak plankwood flooring

Hallway

Laminate flooring continuing through, with built in double sliding doors providing storage space as well as plumbing and space for washing machine and dryer. Further doors leading to bedroom one and family bathroom.

Master Bedroom 14'2" x 16'2" (4.32 x 4.95)



Superb master bedroom boasting a full wall of fitted wardrobes providing the storage space. Stylish décor with laminate flooring, large uPVC window and wall mounted radiator.

Bathroom 6'0" x 11'10" (1.85 x 3.61)



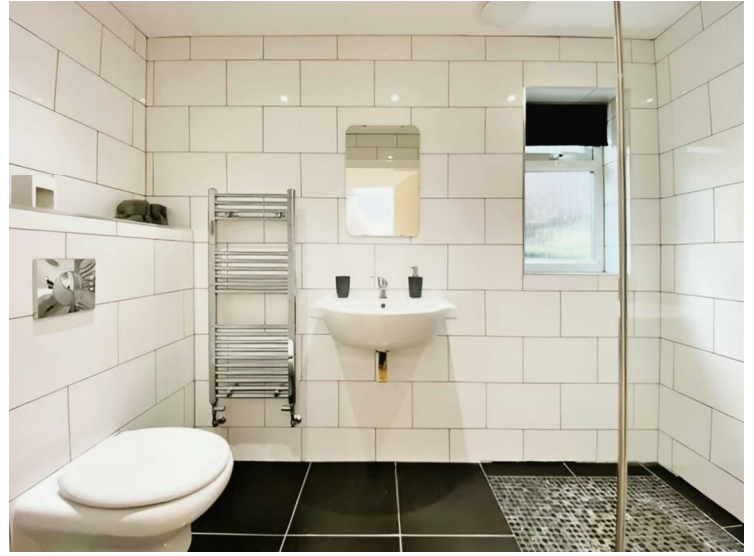
Comprising of panelled bath, walk in corner shower, built in low flush WC and wall mounted floating ceramic sink. Extra bonuses of inset spotlights, wall mounted chrome heated towel rail, tiles from floor to ceiling with extractor fan and frosted uPVC window to the front.

Bedroom Two 16'2" x 14'6" (4.95 x 4.44)



With large Velux skylight and further uPVC window, hosting white fitted wardrobe inset spotlights and wall mounted radiator. Further door leading to private en suite facility.

En Suite 9'1" x 4'5" (2.77 x 1.35)



Walk in shower comprising of drench shower and glass shower screen, built in low flush WC and wall mounted floating ceramic sink. Fully tiled with inset spot lighting with wall mounted chrome towel rail, extractor fan and uPVC frosted window.

Bedroom Three 14'7" x 9'10" (4.47 x 3.02)



A further good sized double bedroom with laminate flooring. Freshly decorated with a stylish neutral colour scheme with plenty of room for bedroom furniture. Wall mounted radiator with uPVC window to the rear elevation.

Garage



Large timber built detached garage. Benefiting of power and lighting with extra storage adjoining.

External

Occupying a larger than average plot this detached bungalow enjoys two easy to maintain garden areas with extensive Indian stone patio perfect for entertaining. Extensive paved driveway creating off road parking for ample vehicles with access to the detached garage.

Property Information

Freehold

Council Tax Band

Floor Plan

GROUND FLOOR
1633 sq.ft. (151.7 sq.m.) approx.



TOTAL FLOOR AREA - 1633 sq.ft. (151.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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