



51 Wath Road, Bolton-Upon-Dearne, Rotherham, S63 8LQ

Offers In The Region Of £95,000

Offered to the open market with no onward vendor chain is this well presented Two Bedroom mid terrace. Have been maintained to an impressive standard, the property with southerly facing gardens would prove an ideal purchase for the First Time Buyer or Investor alike. With ideal commuter links with access to the whole of the Dearne Valley an early viewing is essential.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

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.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Mid Terrace

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - On Road

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Kitchen 12'3" x 11'8" (3.75 x 3.57m)



Set beneath the front facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob with electric oven below and extractor hood above. With the room hosting the central heating boiler, front entrance door and central heating radiator.

Lounge 11'9" x 11'9" (3.59 x 3.59m)



With rear facing sliding patio doors entering the rear garden, door to cellar, central heating radiator and stairs rising to the first floor accommodation.

Principal Bedroom 11'7" x 11'10" (3.55 x 3.61)



With a front facing upvc window, central heating radiator and fitted storage.

Bedroom Two 11'9" x 6'2" (3.59 x 1.88)



With rear facing upvc window and central heating radiator.

Bathroom



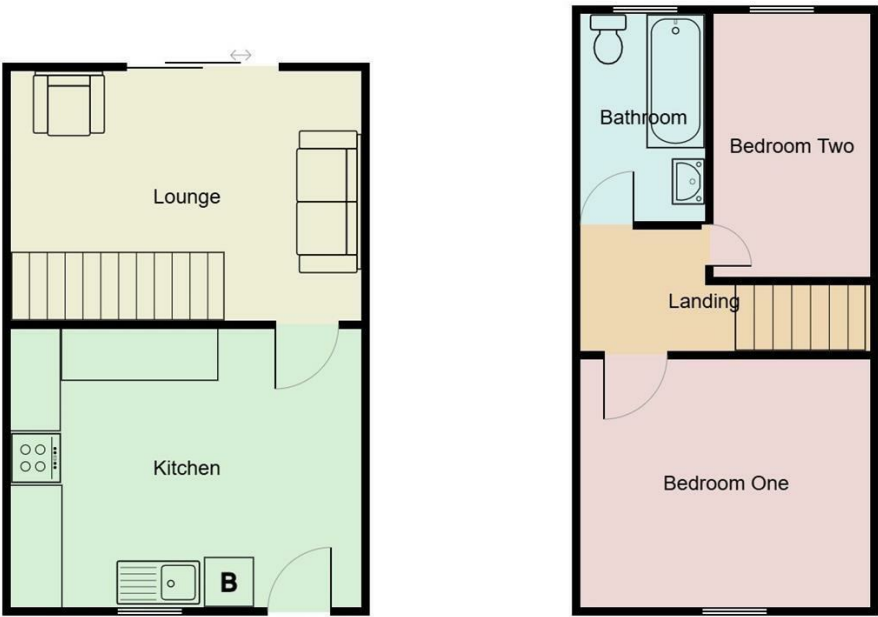
Hosting a three piece suite comprising of a paneled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External



To the front of the property is on road parking via Wath Road itself. To the rear is initially an artificial lawn area, with tiered garden beyond hosting a greenhouse and a shed.

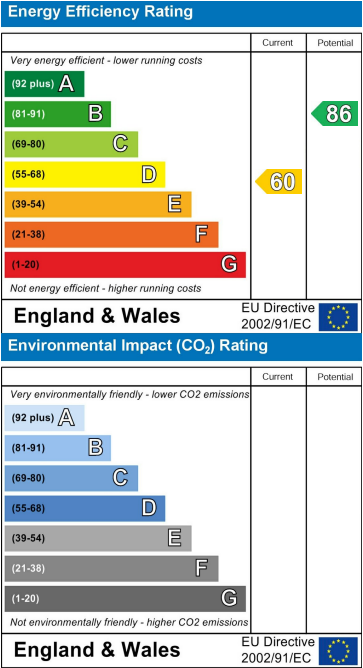
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

