



Annie Senior Gardens, Bolton-Upon-Deane Rotherham S63 8FL

welcome to

Annie Senior Gardens, Bolton-Upon-Dearne Rotherham

THIS ANNIE IS MORE THAN OK! This one's a smooth move! A well-presented 3 bedroom home boasting a spacious kitchen/diner, generous lounge, generous main bedroom, downstairs WC, garage, driveway & a delightful enclosed rear garden. EXCELLENT FAMILY HOME!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

A welcoming entrance hall accessed via a UPVC front door, featuring a central heating radiator and a staircase rising to the first floor. Providing access to the principal ground floor accommodation.

Lounge

A cosy and inviting reception room featuring a front-facing double glazed UPVC window, allowing for plenty of natural light, and a central heating radiator. A comfortable space ideal for relaxing and everyday living.

Kitchen / Dining Room

A spacious kitchen/dining room fitted with a range of wall and base units with complementary work surfaces incorporating a sink and drainer. Integrated appliances include a gas hob, electric oven and cooker hood, with additional space for a fridge/freezer and wine cooler. Enjoying a rear-facing double glazed window and a double glazed door providing access to the garden, creating a bright and practical space for both cooking and dining.

Landing

Providing access to the first floor accommodation and benefiting from access to the part-boarded loft via a pull-down ladder, offering useful additional storage space.

Bedroom One

A generously sized principal bedroom featuring front and side-facing double glazed UPVC windows, allowing for an abundance of natural light. Benefiting from two central heating radiators, this comfortable room provides ample space for a range of bedroom furniture.

Bedroom Two

A well-proportioned bedroom featuring a front-facing double glazed UPVC window and a central heating radiator. Offering a bright and comfortable space, ideal as a second bedroom, guest room or home office.

Bedroom Three

A good-sized third bedroom featuring a rear-facing double glazed UPVC window and a central heating radiator. A versatile room that could be utilised as a bedroom, nursery, study or home office to suit a variety of needs.

Bathroom

Fitted with a bath, hand wash basin and WC. Having a side-facing double glazed UPVC window, a central heating radiator and a useful built-in storage cupboard. A practical family bathroom offering both comfort and convenience.

Exterior

To the front of the property is a well-maintained lawned garden alongside a driveway providing off-road parking, with gated access leading to the rear. The enclosed rear garden offers an excellent outdoor space, featuring a lawned garden, a paved patio and a decked seating area, perfect for relaxing or entertaining. Further benefits include an outside light and water tap.

Integral Garage

A useful integral garage fitted with an up-and-over door and benefiting from plumbing for a washing machine and tumble dryer. The garage also has power and lighting, providing excellent storage space or potential for a variety of uses.



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Annie Senior Gardens, Bolton-Upon-Dearne Rotherham

- 3 bedroom semi-detached family home. EPC TBC.
- Council Tax B
- Highly sought after location - excellently placed for amenities, schools, shops & transport links
- Beautifully presented throughout
- Downstairs W.C, lounge & generous sized kitchen/diner
- Driveway & integral garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB120649 - 0002

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