



163 Ringway, Bolton-Upon-Dearne, Rotherham, S63 8AU

Asking Price £180,000

****SUPERB CORNER PLOT GARDEN****

This three-bedroom semi-detached house is offered for sale in Bolton-upon-Dearne, providing a practical layout suitable for a range of purchasers. The ground floor comprises two reception rooms and a kitchen, offering defined spaces for living, dining and day-to-day family use.

Families will find a selection of primary and secondary schools in Bolton-upon-Dearne and the surrounding communities, making the location convenient for school runs and local activities.

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 - Semi Detached

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.

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

Lounge 12'7" x 12'10" (3.85 x 3.92m)

With a front facing upvc window and central heating radiator, with timber doors leading to the dining room.

Dining Room 8'11" x 10'9" (2.73 x 3.30m)

With a rear facing upvc window, central heating radiator and access to the kitchen.

Kitchen 9'8" x 10'9" (2.96 x 3.28m)

Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units and a side facing upvc entrance door.

Bedroom 12'9" x 12'6" (3.89 x 3.83m)

With a front facing upvc window and central heating radiator.

Bedroom 12'7" x 10'10" (3.86 x 3.31m)

With a rear facing upvc window and central heating radiator.

Bedroom 8'0" x 8'9" (2.45 x 2.68m)

With a front facing upvc window and central heating radiator.

Bathroom

Hosting a four piece suite comprising of a panelled bath with separate shower cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

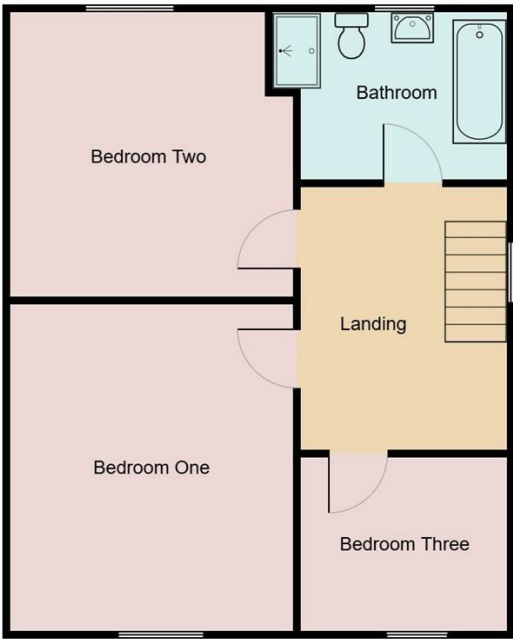
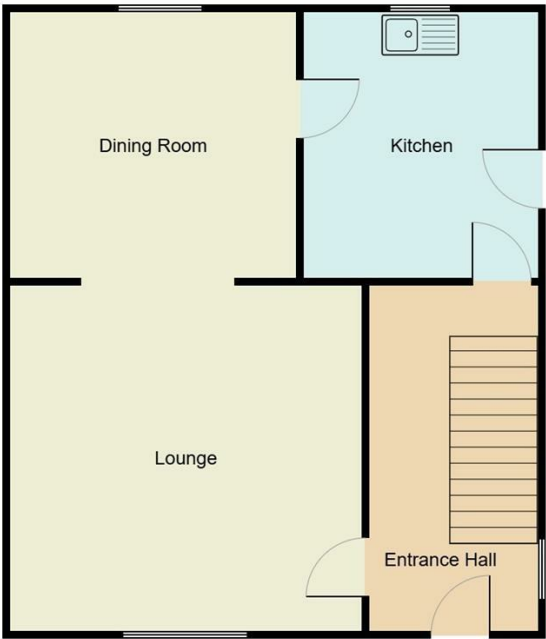
Outbuildings

There are three outbuildings, one of which hosts an external WC.

External

Situated within this stunning corner plot, which would lend itself to further development subject to planning permission being granted. With large laid to lawn gardens to three sides of the property.

Floor Plan

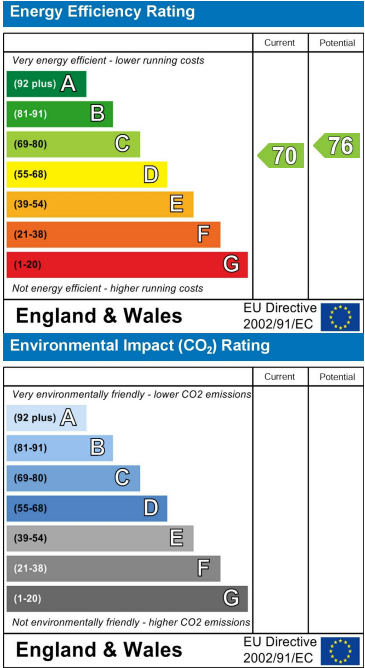


Area Map



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.

Energy Efficiency Graph



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