



8 Orchard Mews, Bolton-Upon-Dearne, Rotherham, S63 8NZ

**Asking Price £230,000**

An early viewing is thoroughly recommended upon this well appointed Four bedroom townhouse situated in this popular location of Bolton upon Dearne . The property is of a good extent spreading over three floors hosting separate living and dining rooms offering flexible living accommodation. There is a garage, with off road parking and benefits from being within walking distance of the nearby Train Station.

## 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.

## 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.

## Material Information

Council Tax Band - C

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 - Allocated parking

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.

## Entrance Hallway



Wide entrance hallway with room for a breakfasting table, adjoining the Kitchen area.

## Kitchen 13'10" x 7'0" (4.23 x 2.15m)



Set beneath the rear 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, tiled splash-back and extractor hood above.

## Ground Floor WC



With low flush WC and wash hand basin.

## Dining Room 18'6" x 9'1" (5.66 x 2.77m)



With rear facing upvc french doors entering the rear garden.

## First Floor Landing

### Master Bedroom 18'4" x 8'10" (5.60 x 2.70m)



With two rear facing upvc windows and access to the en suite.

### En Suite



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC.

### Lounge 13'11" x 13'10" (4.26 x 4.23m)



With a front facing upvc window and central heating radiator.

### Second Floor Landing

### Bedroom Two 10'9" x 10'9" (3.30 x 3.30m)



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

### Bedroom Three 11'5" x 8'2" (3.50 x 2.50m)



With a rear facing upvc window and central heating radiator

### Bedroom Four 9'10" x 9'10" (3.00 x 3.00m)



With a rear facing upvc window and central heating radiator.

## Bathroom



Hosting a three piece suite comprising of a paneled bath with shower above, pedestal hand wash basin and low flush WC.

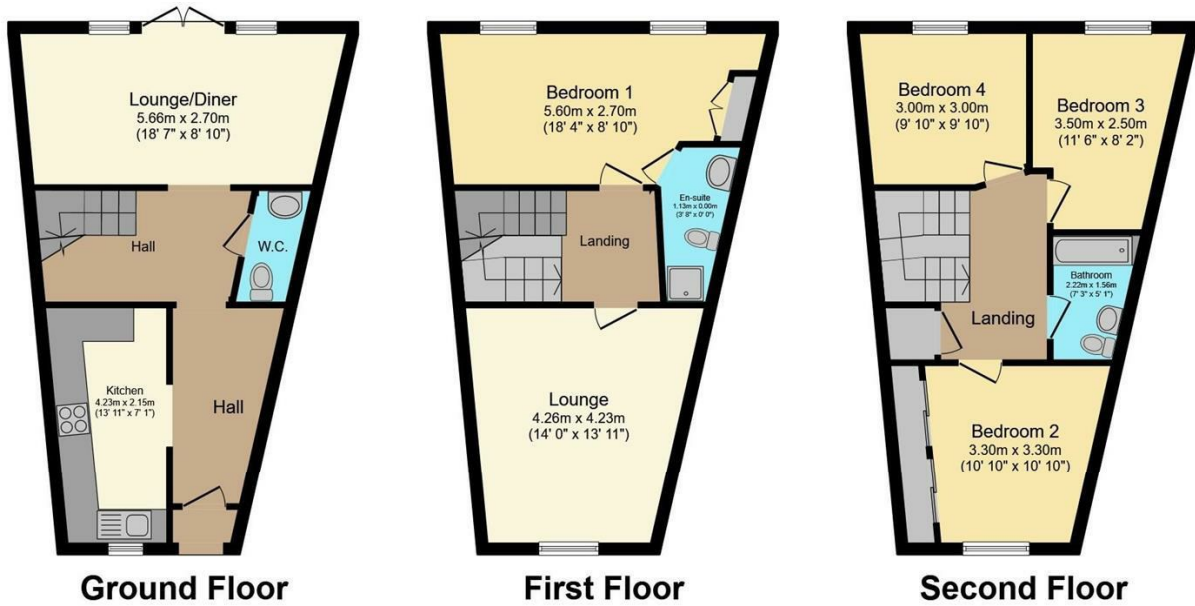
## External

To the front are well maintained gardens in a mews style, with garages and off road parking. To the rear are landscaped gardens, laid to lawn with decked patio areas and timber bar,

## Garage

Single garage preceded by a driveway

## Floor Plan



## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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