



89 Lowfield Road

Bolton-Upon-Dearne, Rotherham, S63 8JD

£210,000



LOWFIELD ROAD – AMAZING VIEWS!

Sitting pretty in this popular location, this deceptively spacious three-bedroom home is presented to a high standard throughout and boasts picturesque rear views over open fields, perfect for countryside walks.

Ideally placed for local amenities, well-regarded schools, shops, and Bolton-upon-Dearne Train Station, which is just a stone's throw away, the property offers both convenience and comfort.

Additional features include:

A beautifully maintained rear garden

A versatile beauty room/home office located at the bottom of the garden



GROUND FLOOR

LOUNGE

A spacious front lounge featuring a composite entrance door and a double-glazed front-facing window, allowing for plenty of natural light. The focal point of the room is the log-burning stove, beautifully set on a stone hearth, creating a warm and inviting atmosphere. A staircase rises to the first-floor landing, and a further door leads through to the dining kitchen. Finished with a central heating radiator.

DINING KITCHEN

A well-presented dining kitchen comprising a range of stylish wall and base units with coordinating worktop surfaces, incorporating a sink unit with mixer taps. Integrated appliances include a fridge freezer, washing machine, dishwasher, and a double oven with hob and extractor fan.

A central island offers additional base storage and a casual seating area, perfectly positioned in front of the French doors that open out to the rear garden, providing a lovely indoor-outdoor connection. A rear-facing window and a good-sized storage cupboard further enhance the space, which is flooded with ample natural light.

FIRST FLOOR

LANDING

A spacious landing area providing access to the loft, which is partially boarded to offer additional storage space. There is also a built-in storage cupboard located on the landing, ideal for linens or household items.

BEDROOM ONE

A spacious double bedroom featuring a front-facing double-glazed window, a central heating radiator, and ample space for a dressing area, making it both comfortable and functional.

BEDROOM TWO

A further double bedroom benefiting from a double-glazed window and a central heating radiator, offering a bright and comfortable space.

BEDROOM THREE

A spacious third bedroom featuring a double-glazed window and a central heating radiator, ideal for use as a bedroom, home office, or nursery.

HOUSE BATHROOM

A well-presented bathroom comprising a three-piece suite including a panelled bath with shower over, WC, and wash hand basin. A double-glazed window with obscure glass provides natural light while maintaining privacy. Finished with a central heating radiator.

OUTSIDE

To the front of the property is a neat garden area with a pathway leading to the front door.

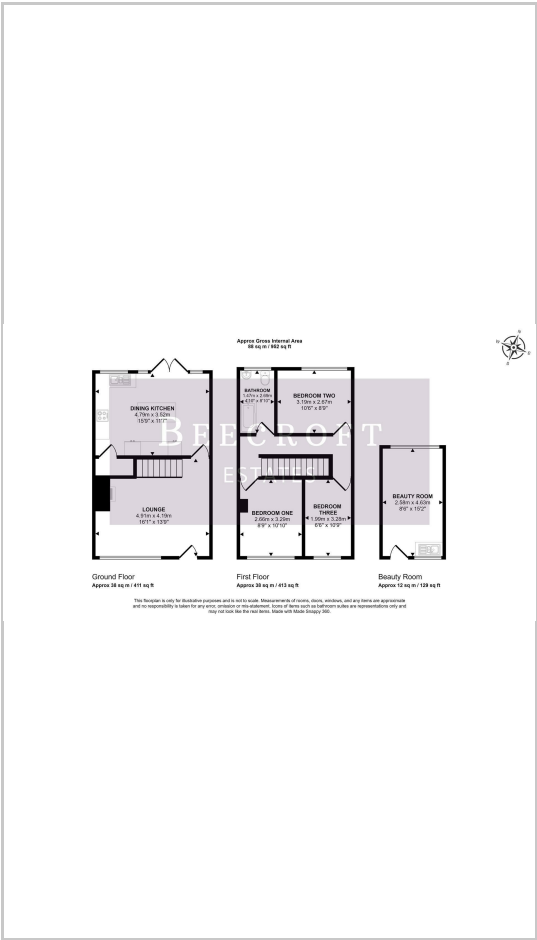
To the rear, you'll find a meticulously presented garden, featuring a seating area, attractive plants and borders, and stunning views of the surrounding countryside—perfect for relaxing or entertaining.

At the bottom of the garden, there is a detached and versatile room, ideal for use as a beauty room, home office, gym, or studio.

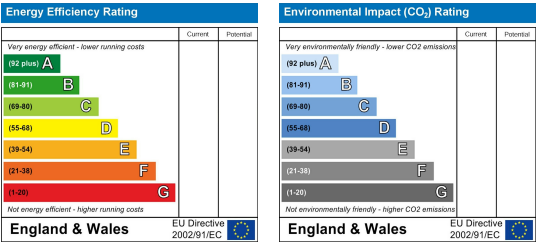
Area Map



Floor Plans



Energy Efficiency Graph



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