BEECROFT
ESTATES



3 Stump Cross Gardens

Bolton-Upon-Dearne, Rotherham, S63 8BQ

Offers Around £200,000

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NEW PRICE! A tucked-away cul-de-sac location with fantastic potential to improve and make your own!
This well maintained three-bedroom semi detached home offers spacious living accommodation, an integral garage, front and an extensive south facing rear garden, rear patio area and a driveway. Ideally suited to first time buyers looking for a property they can put their own stamp on cosmetically, the accommodation briefly comprises a lounge, dining room and kitchen extension, with three bedrooms and a bathroom to the first floor.

The property also benefits from ample storage and is offered for sale with no upper chain. Situated within a small cul de sac of similar properties, homes in this location rarely become available, making this an opportunity worth viewing.







GROUND FLOOR

ENTRANCE HALL
The front entrance door leads into the entrance hall, which benefits from a good-sized under-stairs storage cupboard. Stairs rise to the first-floor landing.

LOUNGE
A spacious, front facing lounge featuring a double glazed window to the front and French style doors to the rear, allowing an abundance of natural light into the room. The lounge also benefits from a feature fireplace, radiator and TV aerial point.

DINING ROOM
A generously proportioned dining area with an archway opening from the lounge, creating a semi open plan feel. The room benefits from a side facing double glazed window, feature fireplace, ample space for a dining table and useful storage cupboard housing the combination boiler. There is also a radiator.

KITCHEN
The kitchen forms part of the property's extension and comprises a range of wall and base units with worktop surfaces over. Integrated appliances include an oven with hob and extractor fan, with space available for additional appliances. A door provides access to the integral garage, while a further door leads to the side of the property. A double glazed window overlooks the rear garden.

FIRST FLOOR

LANDING
Having loft access.

BEDROOM ONE
A double bedroom overlooking the rear garden, benefiting from a double-glazed window and radiator.

BEDROOM TWO
A further double bedroom, again overlooking the rear garden and benefiting from a double-glazed window and radiator.

BEDROOM THREE
A well-proportioned third bedroom benefiting from a front-facing double-glazed window and radiator.

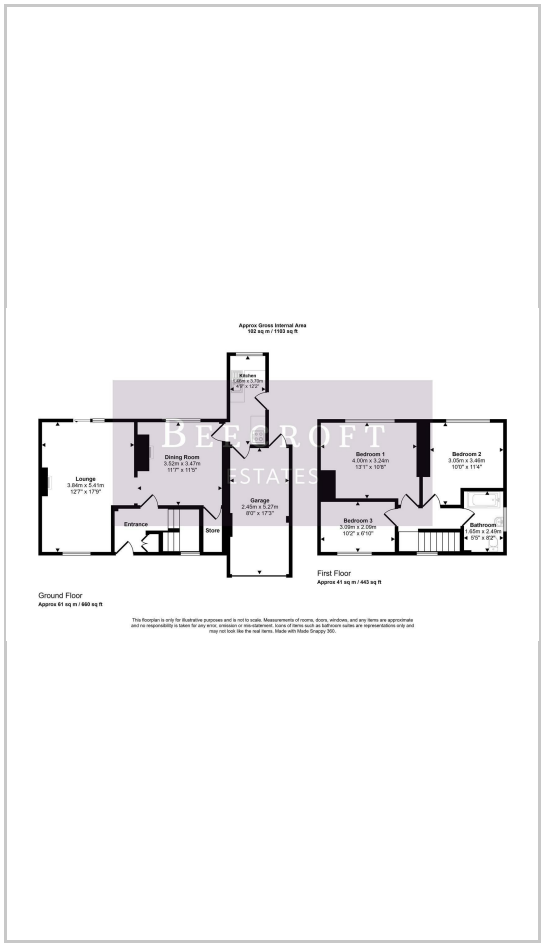
BATHROOM
A three piece suite comprising a bath with shower over, WC and wash hand basin. The bathroom also benefits from a heated chrome ladder-style towel rail and a double glazed window with obscure glazing.

EXTERNALLY
Externally, the property boasts a lengthy driveway providing ample off road parking and leading to the garage. There are front and rear gardens, both mainly laid to lawn, with the rear garden benefiting from a patio seating area, mature trees and established shrubs. Outside tap.

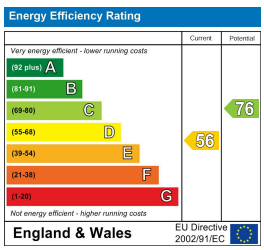
Area Map

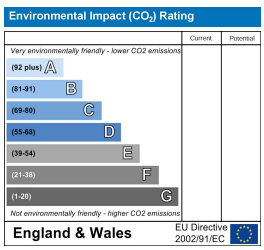


Floor Plans



Energy Efficiency Graph





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