



**Woodside View, Bolton-Upon-Dearne Rotherham S63 8GZ**

**welcome to**

**Woodside View, Bolton-Upon-Dearne Rotherham**

THE VIEW YOU'VE BEEN WAITING FOR! Absolutely stunning 3 bedroom semi-detached home occupying a cul-de-sac position with picturesque open field views. Featuring a stylish kitchen/diner, spacious lounge, driveway and beautifully landscaped rear garden. A MUST VIEW!





### **Agents Aml Note**

Please note that an AMYL 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 featuring a composite front door, a central heating radiator and access to the accommodation beyond. A bright and inviting space, creating a great first impression of the home.

### **Downstairs W.C**

Fitted with a vanity unit incorporating a hand wash basin and W.C. Having a front facing uPVC double glazed window and a central heating radiator. A useful ground floor cloakroom, finished in a practical and functional style.

### **Lounge**

A stunning, modern and bright living space, beautifully presented and ideal for both relaxing and entertaining. Featuring bi-fold doors opening onto the rear garden, allowing plenty of natural light to flood the room, alongside a charming feature log burner creating a warm and cosy focal point.

### **Kitchen**

A modern and stylish kitchen fitted with a range of wall and base units, complemented by a central island incorporating an integrated hob. The kitchen also benefits from two integrated ovens, dishwasher, washing machine and fridge/freezer, along with an attractive Belfast sink. Having a front facing PVC double glazed window and a useful storage cupboard, this well-appointed space combines practicality with contemporary design.

### **Landing**

Providing access to the loft space and benefiting from a useful built-in storage cupboard housing the boiler. A practical central area giving access to the first floor accommodation.

### **Bedroom One**

A spacious and well-presented principal bedroom featuring a rear facing uPVC double glazed window, a central heating radiator and a range of fitted wardrobes, providing excellent storage. A comfortable and inviting space, ideal for relaxation.

### **Bedroom Two**

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

### **Bedroom Three**

A good sized third bedroom having a front facing double glazed window and a central heating radiator. A bright and versatile room, ideal as a child's bedroom, guest room or home office.

### **Bathroom**

Fitted with a bath and separate shower, a hand wash basin and W.C. Having a rear facing uPVC double glazed window and a heated towel rail. A well-appointed family bathroom, offering both practicality and comfort for everyday living.

### **Outside**

To the front of the property is a driveway providing off-road parking, offering convenience for homeowners and visitors alike.

To the rear of the property is an artificial lawned garden with a paved patio area, creating the perfect space for outdoor entertaining and relaxation. Enjoying attractive open field views beyond, this low-maintenance garden provides a peaceful setting to unwind and take in the surrounding countryside.



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## **Woodside View, Bolton-Upon-Dearne Rotherham**

- Absolutely stunning semi-detached family home. EPC C. Council Tax B
- Cul-de-sac position - sought after location, excellently placed for amenities, schools, shops & transport links
- Beautifully finished in every single room
- Stunning & contemporary open-plan kitchen/dining room. Downstairs W.C
- Driveway providing off road parking

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



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MXB120532 - 0004

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