



£70,000 offers Over

Pennyfields, Bolton-upon-Dearne, Rotherham

Apartment | 2 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- First Time Buyer/ Investor
- Two Bedroom Ground Floor Apartment
- Spacious Lounge/ Diner
- Modern Bathroom
- Designated Off Road Parking
- Wrap Around Communal Gardens
- Popular Location
- NO ONWARD CHAIN MUST BE VIEWED!

Property Description

A FABULOUS APARTMENT, YOU MUST COME AND SEE...AND ON THE GROUND FLOOR, PENNYFIELDS NUMBER THREE...!

Uflit would like to welcome to the market this two bedroom ground floor apartment tastefully presented throughout.

Main Particulars

A FABULOUS APARTMENT, YOU MUST COME AND SEE...AND ON THE GROUND FLOOR, PENNYFIELDS NUMBER THREE...!

Uflit would like to welcome to the market this two bedroom ground floor apartment tastefully presented throughout. The apartment boasts a spacious lounge/ diner, kitchen, two bedrooms and a modern bathroom. To the outside wrap around gardens and designated parking with further guest parking. Located on a modern development in the heart of Bolton-Upon- Dearne, close to local amenities, excellent transport links and schools. The property also benefits from a range of fitted blinds and an intercom system ideal for the first-time buyer/ investor. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Leasehold

Entrance

A glazed fire door invites you through to a well maintained communal hallway.

Entrance Cloak Room w: 4.8m x l: 1.1m (w: 15' 9" x l: 3' 7")

A further fire door invites you to a corridor cloakroom hallway, tread carpet splits to vinyl flooring, a wall mounted heater, storage cupboard and doors to two bedrooms, lounge, kitchen and bathroom.

Lounge w: 3.6m x l: 4.5m (w: 11' 10" x l: 14' 9")

A spacious living area with a focal feature paneled wall hosting a decorative fire place, carpeted flooring seamlessly flows throughout and a wall mounted heater adds warmth and a front facing upvc windows creates an abundance of light

Kitchen w: 3m x l: 1.9m (w: 9' 10" x l: 6' 3")

Featuring a range of wall and base units with complimentary worksurface areas and tiled back panels. Appliances to include a built-in oven, electric hob and extractor fan with plumbing for further utilities, vinyl flooring and rear upvc window.

Bedroom 1 w: 3.1m x l: 3.3m (w: 10' 2" x l: 10' 10")

A double bedroom with a front facing upvc window, carpeted flooring and a wall mounted heater.

Bedroom 2 w: 2.2m x l: 3.1m (w: 7' 3" x l: 10' 2")

An ample sized second bedroom with built-in storage cupboard, rear facing upvc window, carpeted flooring and a wall mounted heater.

Bathroom w: 1.8m x l: 1.9m (w: 5' 11" x l: 6' 3")

A modern bathroom comprising of a panelled bath with overhead shower and screen, floating vanity wash hand basin and a low level wc. Partially tiled walls with contrasting vinyl flooring and a rear facing upvc window.

Outside

To the front of the property wrap around manicured gardens. To the rear designated parking with further guest parking and security cameras (managed by the management company).

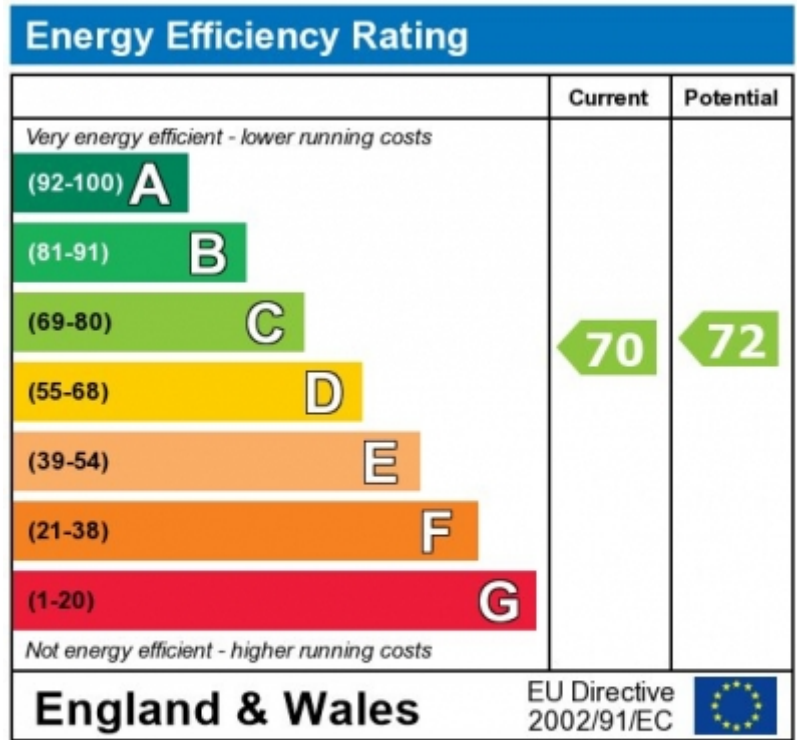


Ground Floor



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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