

**TO LET**



**Furlong Road, Bolton Upon Dearne, Rotherham**  
**£750 pcm**

  
**MARTIN&CO**

# Furlong Road, Bolton Upon Dearne, Rotherham

Terrace House,  
2 bedroom, 1 bathroom

£750 pcm

Date available: Available Now

Deposit: £865.38

Unfurnished

Council Tax band: A

- Off Road Parking
- Modern Kitchen
- New Carpets
- Two Bedrooms
- Modern Decor
- Close To Local Amenities
- 

Situated on Furlong Road in Bolton Upon Dearne, this recently refurbished two double bedroom terrace is available to rent immediately and offers well-presented accommodation throughout along with the added benefit of a garage to the rear. The property has been updated with modern décor and neutral finishes, making it ideal for tenants looking for a home that is ready to move straight into.

The front living room is positioned off the entrance and features hardwood flooring, a large bay fronted window



allowing plenty of natural light, and a radiator. The room offers a comfortable everyday living space with a bright feel and neutral styling that will suit a range of furnishings.

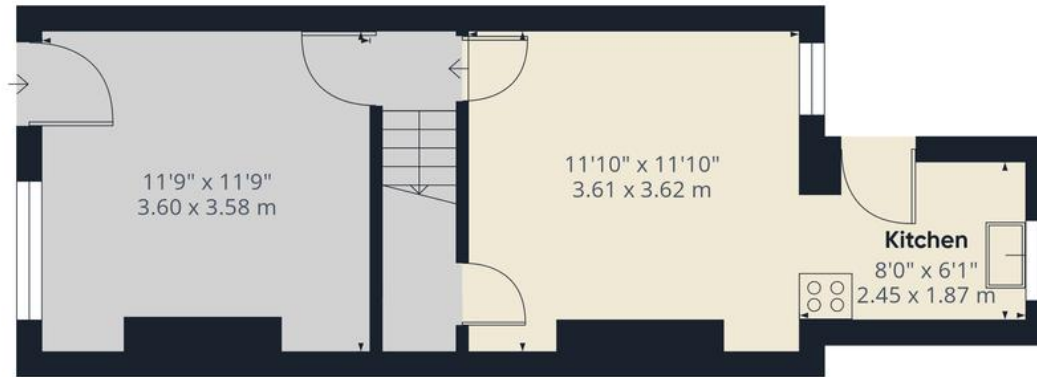
Moving through the property, the staircase rises to the first floor on the right-hand side, while straight ahead is the second reception room. Slightly lower in level, this versatile room is fitted with grey carpeting and could work equally well as a dining room, additional sitting room or an open kitchen/living arrangement depending on requirements. A rear facing window and radiator complete the space, while a door gives access to the cellar, providing useful additional storage.

The kitchen sits to the rear of the property and has been fitted with wood style work surfaces, a stainless steel sink with mixer tap, and modern base units finished in a contemporary green shade with silver handles. A brand new oven and hob have been installed, and a rear UPVC door leads out to the back of the property and the garage beyond.

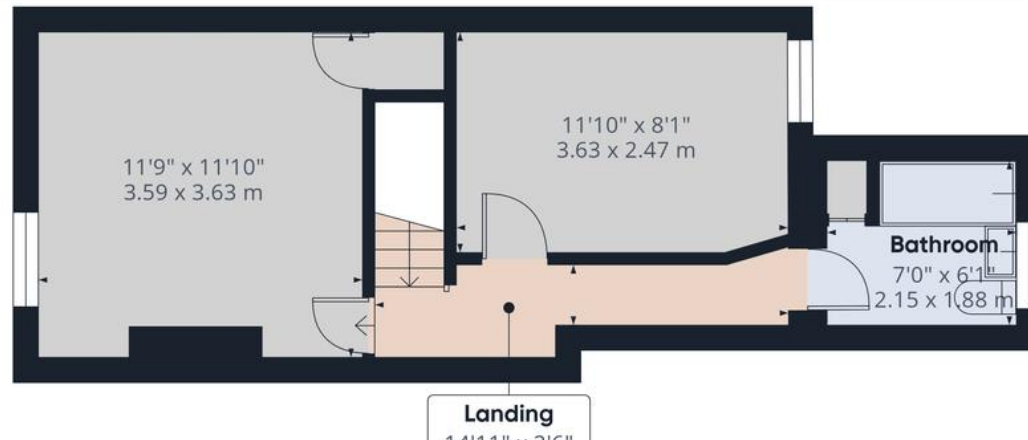
To the first floor are two well-proportioned double bedrooms. Bedroom one is positioned to the front of the property and is a particularly good-sized room featuring a front facing UPVC window, grey carpeting, radiator and a useful floor to ceiling storage cupboard complete with clothes rail.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	



Ground Floor



Approximate total area<sup>(1)</sup>  
675 ft<sup>2</sup>  
62.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

