



10 Furlong Road, Bolton-upon-Deane, S63 8HU

Asking Price £165,000

This three-bedroom end of terrace property is offered for sale in Bolton-upon-Deane, providing well-presented accommodation suitable for a range of buyers. The home is described as in immaculate condition and offers a characterful layout full of warmth and charm. The property is unique in the layout to the rear, with a larger than average garden which in turn leads to a driveway which would provide parking for a number of vehicles. Public transport connections are a particular advantage. Bolton-upon-Deane railway station is within easy reach, offering regular services towards Sheffield, Leeds and Doncaster. Typical journey times are around 25–30 minutes to Sheffield and approximately 15–20 minutes to Doncaster, making this a practical base for commuters. Local bus routes further connect the area with neighbouring towns and retail centres.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Bolton Upon Dearne

Bolton upon Dearne is a small village in the Metropolitan Borough of Barnsley, South Yorkshire, England, in the part of the Dearne Valley through which the River Dearne passes. There are three primary schools in the village: Carrfield School, Heather Garth Primary School and Lacewood. The main secondary school in the area is Dearne Advanced Learning Centre.

Sale Ready

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - End Terrace

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway to Rear

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

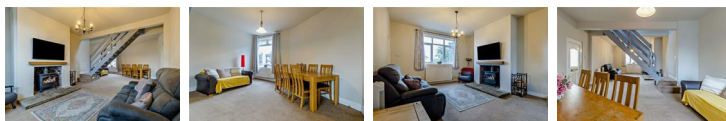
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Lounge / Dining Reception Room



With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation. This stunning dual aspect reception room offers a log burner fire inset and central heating radiators.

Breakfasting Kitchen



Fitted with an attractive range of wall base and draw units, with cooking appliances to include a four ring gas hob with electric oven below and extractor above. With space and plumbing for an automatic washing machine and dishwasher, the room hosts a rear facing upvc window overlooking the attractive rear courtyard and an rear facing upvc entrance door. Access to the cellar hosting power and lighting.

Master Bedroom



With a front facing upvc window, central heating radiator and comprehensive mirrored fitted wardrobes.

Bedroom Two



With a rear facing upvc window, and central heating radiator.

Bedroom Three



With a rear facing upvc window, and central heating radiator.

Shower Room

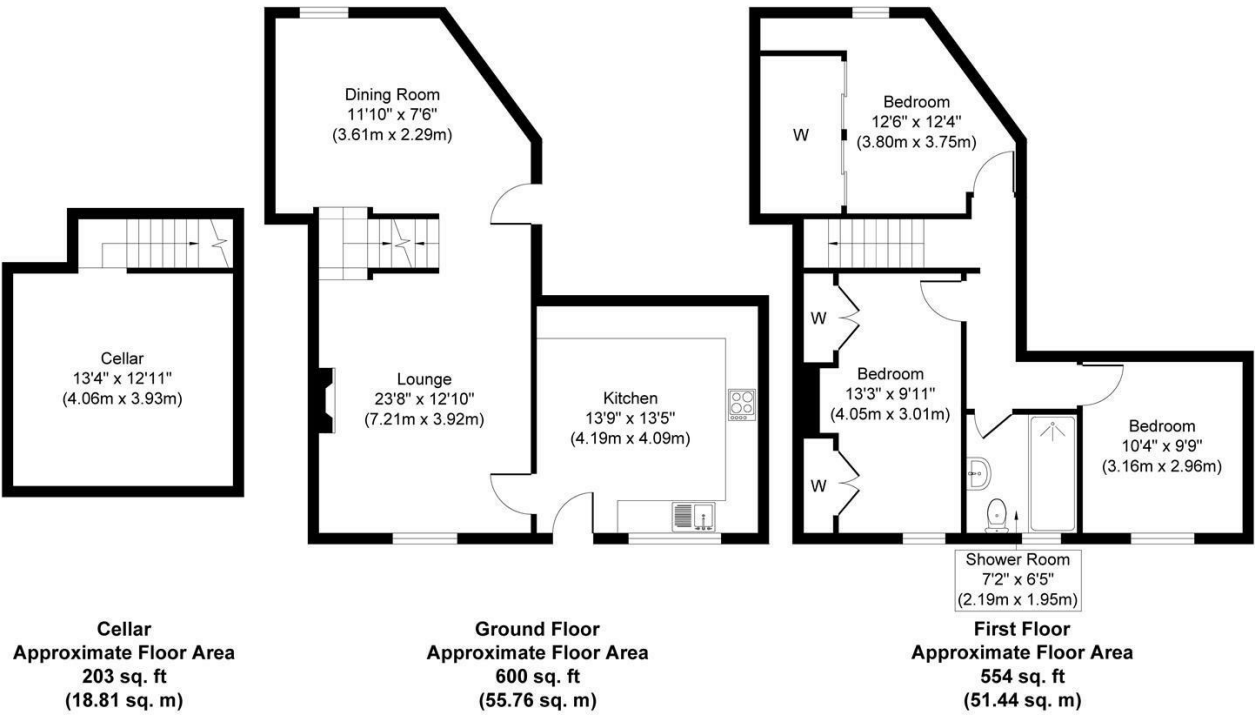


Stunning three piece suite comprising of a walk in shower with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External

To the front is foot access via Furlong Road itself. To the rear is vehicular access provided by the long driveway. There is gated access to an area providing off road parking for numerous vehicles, which in time could be developed to provide a spacious family garden. Directly behind the property is an attractive cottage style garden, with tiered paved areas with well stocked borders and beds. There are also useful storage areas hosting power.

Floor Plan

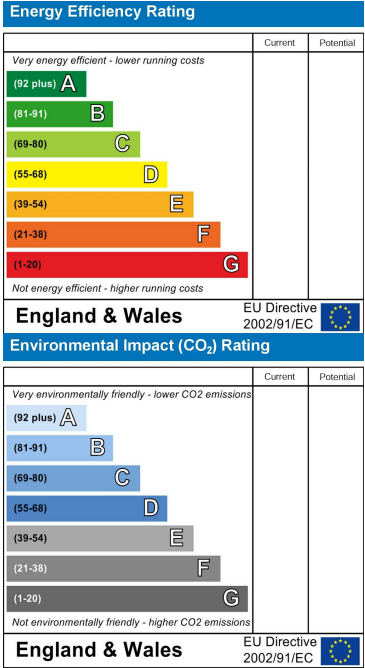


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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