



654 Upper Wortley Road, Thorpe Hesley, Rotherham, S61 2TA

**Price Guide £160,000**

\*\*\*GUIDE PRICE £160,000- £170,000\*\*\*

A THREE BEDROOM SEMI DETACHED HOUSE, OFFERED FOR SALE WITH NO UPWARD CHAIN. The property, which enjoys far-reaching views towards Wentworth from the rear, offers gas central heating and uPVC double glazing. The accommodation comprises: Hall, Lounge, Kitchen, rear Entrance Porch, ground floor W.C. three Bedrooms and Bathroom. There are lawned gardens and on-street car parking. The property is only a moments drive from the M1 intersection and is centrally placed for easy access to both Rotherham and Sheffield.

## HALL

With composite door and radiator

## LOUNGE 14'3" x 13'11" (4.36 x 4.26)



With fireplace surround and electric fire, double panelled radiator and front facing uPVC window

## KITCHEN 14'6" x 7'10" (4.44 x 2.4)



With fitted base and wall units and inset stainless steel sink set beneath the rear facing uPVC window, gas cooker point and space and plumbing for washing machine. uPVC rear door. Under stairs Pantry and additional cupboard housing the gas central heating boiler

## REAR PORCH 8'1" x 5'1" (2.47 x 1.55)

With uPVC entrance door opening into the rear garden.

## GROUND FLOOR W.C. 2'6" x 4'7" (0.78 x 1.4)

## LANDING

With side facing uPVC window

## FRONT BEDROOM 10'2" x 10'11" (3.11 x 3.34)



The measurement taken to the wardrobe fronts. Radiator and uPVC window

## REAR BEDROOM 7'9" x 11'1" (2.38 x 3.4)



With uPVC window enjoying far-reaching views towards Wentworth, radiator and Airing cupboard

## REAR BEDROOM THREE 9'4" x 7'10" (2.87 x 2.4)



With radiator and uPVC window enjoying views

## BATHROOM 6'4" x 7'3" (1.94 x 2.23)



Comprising a panelled bath with electric shower, wash basin and W.C. Radiator and uPVC opaque window.

## OUTSIDE



Lawned front garden with pathway leading past the side of the house to the lawned garden with brick storeplace.

### MATERIAL INFORMATION

Council Tax Band - A

Tenure - Freehold

Property Type - Semi detached house

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 - On-street parking

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.

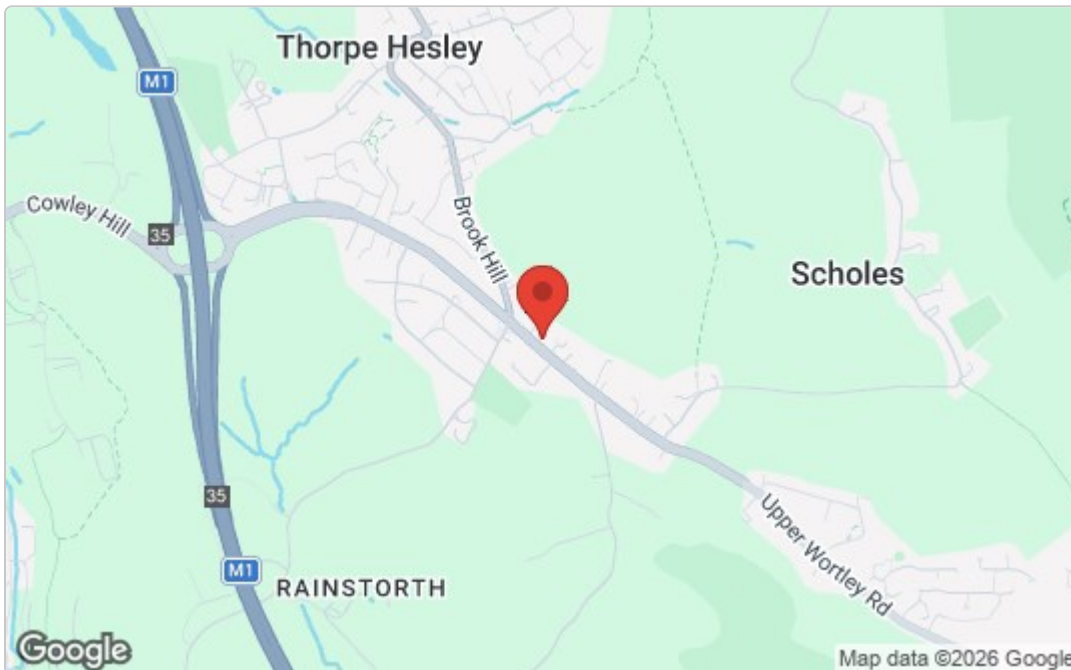
<https://www.groundstability.com/public/web/home.xhtml>

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

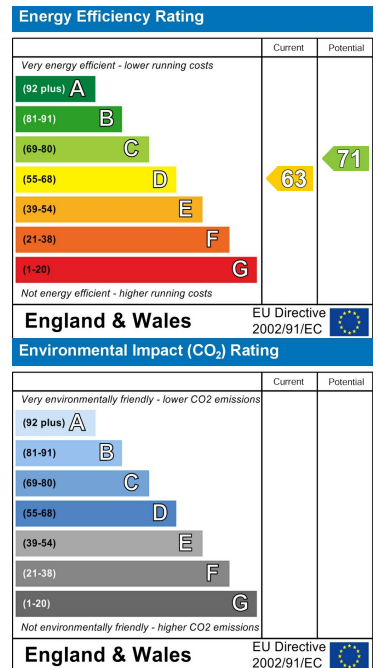
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

**Offices also at: Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

