



Upper Wortley Road

Thorpe Hesley, Rotherham, S61 2PL

Asking Price £180,000

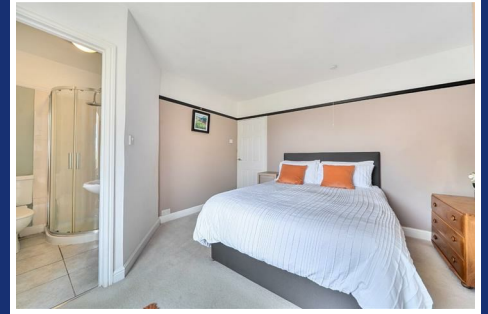


- 2 BED END TERRACE
- BEAUTIFULLY PRESENTED
- SIZEABLE GARDEN WITH SCOPE TO EXTEND
- PLENTY OF STORAGE
- CLOSE TO AMENITIES
- GENEROUS DIMENSIONS
- MODERN FIXTURES AND FITTINGS
- OFF ROAD PARKING
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

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TAKE A LOOK AROUND THIS IMMACULATE, WELL PRESENTED TWO BEDROOM SEMI-DETACHED HOME, situated in the sought after commuter location of Thorpe Hesley, less than a minute from the M1 and close to an array of local amenities. The property is also just a short distance from the picturesque Wentworth estate, with direct roads leading to Rotherham, Sheffield and Barnsley, making it an ideal choice for commuters.

The property stands on a sizeable, leafy plot, boasting generous room dimensions throughout, a modern kitchen, fresh bathroom and ensuite, scope for further extension, and plenty of storage. Outside, a picture perfect, extensive walled garden offers ample space for entertaining, complemented by off road parking for at least two cars.

Briefly comprising an entrance hall, living room, breakfast kitchen and handy pantry, the property further benefits from a master bedroom with ensuite shower room, a further good sized second bedroom, and a family bathroom.

This one must be seen to truly appreciate the location, the size and the possibilities — book your viewing today to avoid disappointment!

LIVING ROOM

12'2 x 12'0 (not including the bay) (3.71m x 3.66m (not including the bay))

A stylish, light and airy living space, drenched in natural light through a large uPVC bay window. A contemporary wall mounted pebble effect feature fireplace gives a great focal point to the room, which also benefits from an aerial point, telephone point and wall mounted radiator.

BREAKFAST KITCHEN

10'7 x 8'9 (3.23m x 2.67m)

A modern, monochrome breakfast kitchen hosts an array of white wall and base units, providing plenty of storage space, complemented by contrasting black work surfaces. There's an inset stainless steel gas hob with stainless steel chimney style extractor above, integrated electric oven, and an inset stainless steel one and a half bowl sink and drainer with matching mixer tap, along with under counter space and plumbing for a washing machine, and designated space for a tall fridge freezer. Tiled flooring and a wall mounted radiator complete the room, while a uPVC window perfectly frames the garden and a glazed uPVC door leads directly outside. A further door leads to a handy, large pantry complete with uPVC window, which could easily be converted into a downstairs toilet if required.

BEDROOM 1

12'4 x 12'0 (not including the bay) (3.76m x 3.66m (not including the bay))

A beautifully presented, spacious master bedroom, flooded with natural light through the front facing uPVC bay window. The room also comprises an aerial point and wall mounted radiator, with a door leading through to the ensuite shower room.

ENSUITE

5'10 x 4'11 (at widest points) (1.78m x 1.50m (at widest points))

A handy addition to any busy household, this modern ensuite comprises a corner shower cubicle with drench shower, low flush WC and white pedestal sink. Further benefits include a wall

mounted chrome heated towel rail, extractor fan, shaver point and tiled floor.

BEDROOM 2

9'8 x 8'9 (2.95m x 2.67m)

A further good sized second bedroom, comprising laminate flooring, aerial point and wall mounted radiator, with a uPVC window overlooking the garden and beyond..

BATHROOM

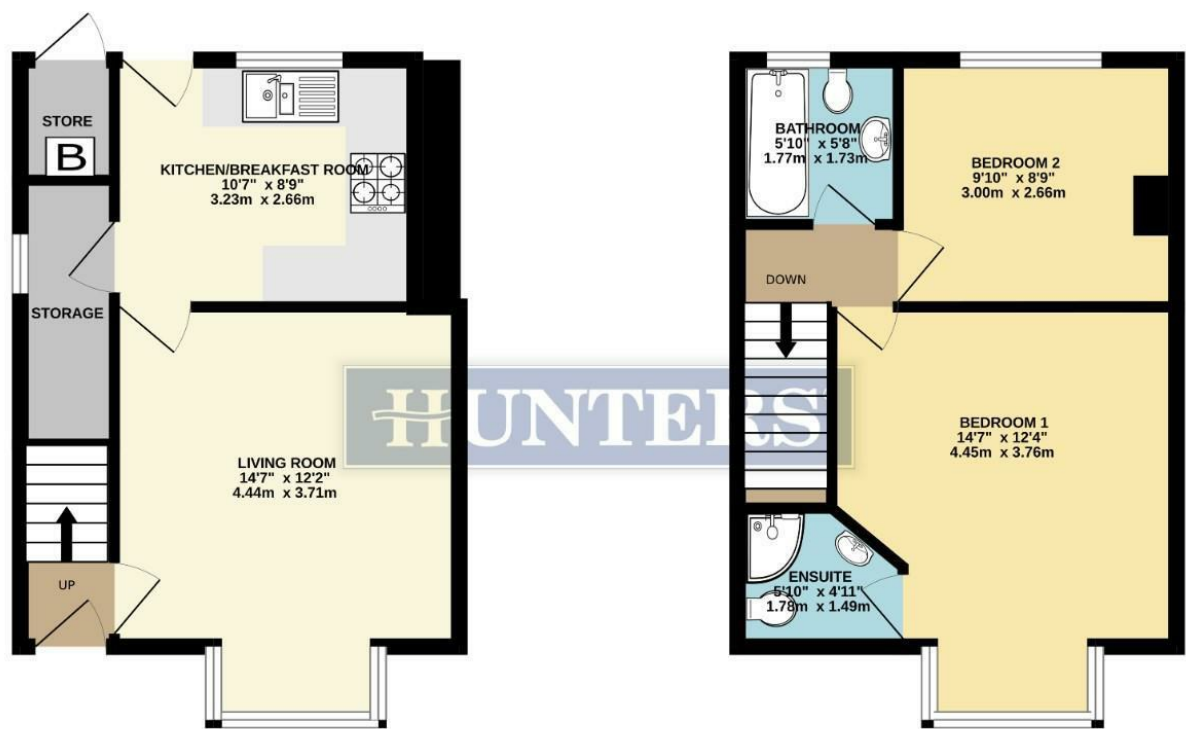
5'10 x 5'8 (1.78m x 1.73m)

A generously sized, serene bathroom, tiled in neutral tones, complete with a bath with electric shower over, low flush WC and white pedestal sink. Further benefits include a wall mounted chrome heated towel rail, extractor fan, shaver point, tiled floor and frosted uPVC window.

EXTERIOR

The property sits on a sizeable plot, offering room for extension if required. To the front, a neat lawn and established hedges add privacy, complemented by a long block paved driveway providing off road parking for at least two cars. To the rear, a charming and extensive walled garden boasts two patio areas, perfect for entertaining in the summer or that evening aperitif, along with a neat lawn and established trees and shrubs offering shade and colour throughout the year. Sheds and stores provide handy outdoor storage, complete with outdoor sockets and lighting.

Floorplan



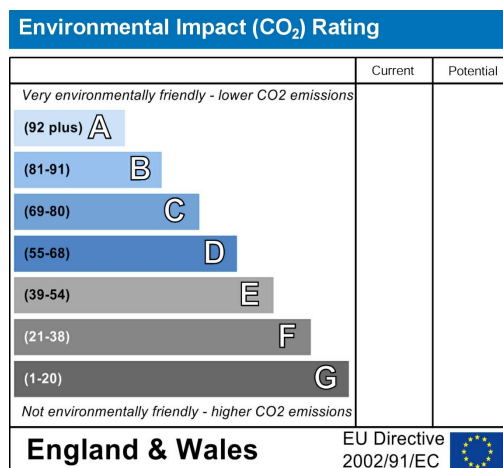
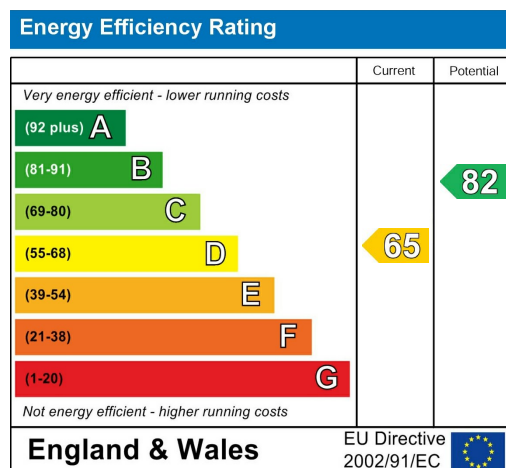
TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.







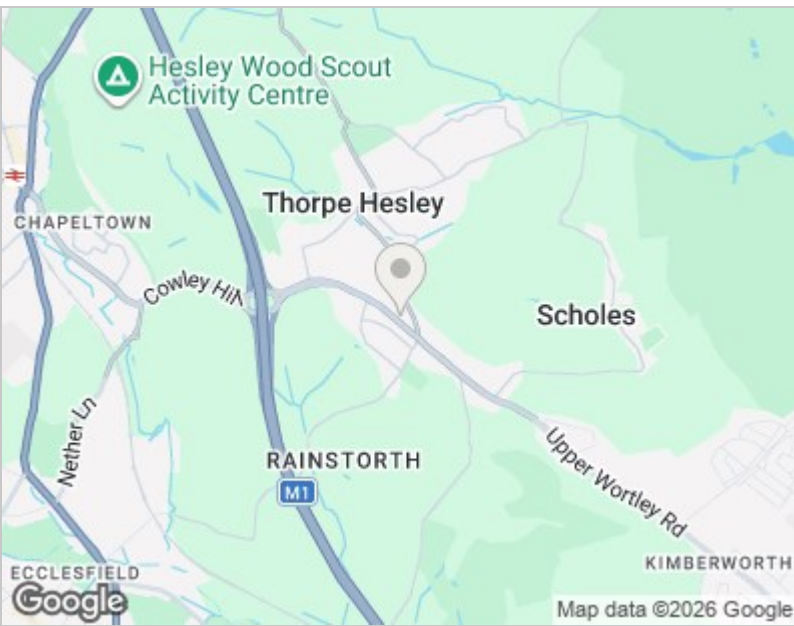
Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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