merryweathers
Est. 1832

577 Upper Wortley Road, Thorpe Hesley, Rotherham, S61 2SZ

Offers Around £350,000

Offering extremely spacious and versatile accommodation is this FIVE BEDROOM SEMI DETACHED HOUSE occupying a substantial plot and located only a moments drive from the M1 intersection.
The property offers well-planned and appointed accommodation boasting GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND A RE-FITTED EXTENDED KITCHEN/SITTING ROOM.
The accommodation comprises: Porch, inner Hall, Lounge, separate Dining Room, Kitchen/Sitting Room, Utility Room and Cloakroom. There are 5 first floor Bedrooms and luxury family Bathroom together with a large Attic Room.
To the rear is a large enclosed lawned garden with decked seating/entertaining area.

ENTRANCE PORCH

With uPVC door and side panel, tiled floor and inner uPVC door into the Hall

HALL

With panelled walls to waist height

LOUNGE

With feature decorative slate chimney breast wall, radiator and front facing uPVC window

DINING ROOM

Having an ornate fireplace surround and radiator

EXTENDED KITCHEN/SITTING ROOM

With a range of base and wall units with Granite work surfaces incorporating an inset stainless steel sink and monobloc tap. Integrated electric hob and oven with high level extractor hood. built-in fridge and dishwasher. Feature pitched panelled ceiling with downlighters. Tiled floor. Two sets of uPVC double doors open into the rear garden. Two contemporary radiators

REAR ENTRANCE PORCH

With half glazed uPVC door and side panel

UTILITY ROOM

Having plumbing for washing machine

INNER LOBBY

CLOAKROOM

With W.C. and vanity wash basin

LANDING

With staircase to the Attic Room

FRONT BEDROOM

With radiator, laminate flooring and uPVC window enjoying far reaching views towards Wentworth

REAR BEDROOM TWO

With built-in mirrored wardrobes, radiator and uPVC window

FRONT BEDROOM THREE

With radiator, uPVC window and laminate flooring

REAR BEDROOM FOUR

With radiator and uPVC window

FRONT BEDROOM FIVE

With built-in wardrobe, radiator and uPVC window

BATHROOM

Comprising a corner whirlpool bath, W.C. and 'his and hers' wash basins. Walk-in shower enclosure. Radiator, uPVC opaque window and tiled floor.

ATTIC ROOM

Having rear facing uPVC window and two skylight windows. Housed in the Attic is the 'Ideal' gas combi boiler

GARAGE

Presently used as a store room with uPVC double doors

OUTSIDE

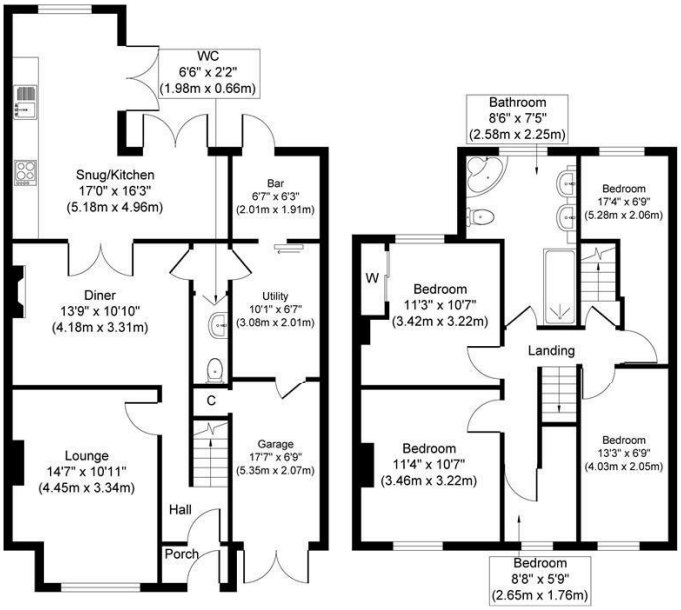
To the front is a paved forecourt set behind double wrought iron gates whilst to the rear is a block paved and decked seating/entertaining area beyond which is a long lawn.

MATERIAL INFORMATION

Council Tax Band C
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 drive to front
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
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.

Floor Plan



Ground Floor
Approximate Floor Area
807 sq. ft
(75.00 sq. m)

First Floor
Approximate Floor Area
626 sq. ft
(58.20 sq. m)

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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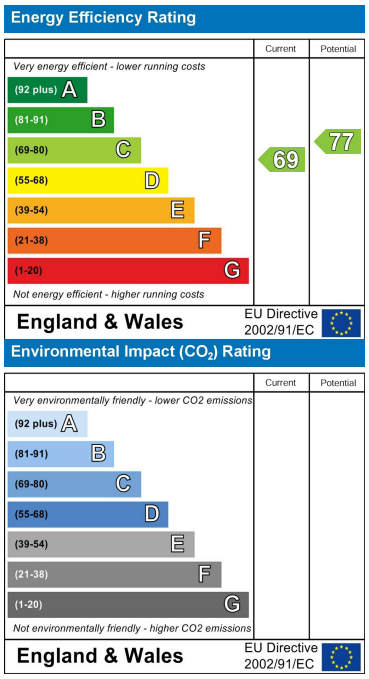
Area Map

Energy Efficiency Graph



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