



TOTAL FLOOR AREA: 1994 sq ft (185.2 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers should not rely on the floorplan and must satisfy themselves as to the accuracy of the measurements. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
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5-6 Wellgate Terrace, Rotherham, South Yorkshire, S60 2ND

Guide Price £360,000

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5-6 Wellgate Terrace, Rotherham, South Yorkshire, S60 2ND

Description

Guide Price £360,000-£380,000

Only from an internal viewing of this beautiful 5 bedroom period property can the viewer truly appreciate what is on offer!

Boasting 5 bedrooms, 5 reception rooms, 3 bathrooms, 2 gardens & off road parking for at least 3 vehicles, this period property which is situated extremely close to the town centre, really is a gorgeous family home which our vendors have loved & cared for over the years.

Formerly 2 cottages, the property has been very cleverly converted into 1 very spacious family home with a staircase from each original house to the 1st floor & all bedrooms & Bathrooms leading off the landing(except bedroom 5). A well appointed breakfast kitchen is fitted with attractive modern units & enjoys a dual aspect of both the front & rear gardens. There are integrated appliances, double electric oven & a breakfasting bar. There is a spacious formal dining room & 2 living rooms together with a snug which houses a log burner. A further reception room (work room) which could be used as a home office in these current exceptional times. There is a useful utility room leading off.

The bedrooms are all of great proportion, some with original exposed floor boards. There are 3 bathroom comprising of white suites along with a seperate WC making 5 in all in the property.

Exterior: The actual front of the property is accesses via the footpath from Wellgate & houses a quaint stone flagged forecourt along with various shrubs & a very large log store!

To the rear (accessed from Clifton Bank via foot & vehicle) is space for 3 vehicles, 2 to the block paved driveway & a further to raised drive at the side. There are well maintained raised flower & shrub beds.

Although the property is situated literally 150 yards from the town centre & located immediately off Wellgate, you wouldn't think so when sat in the gardens.

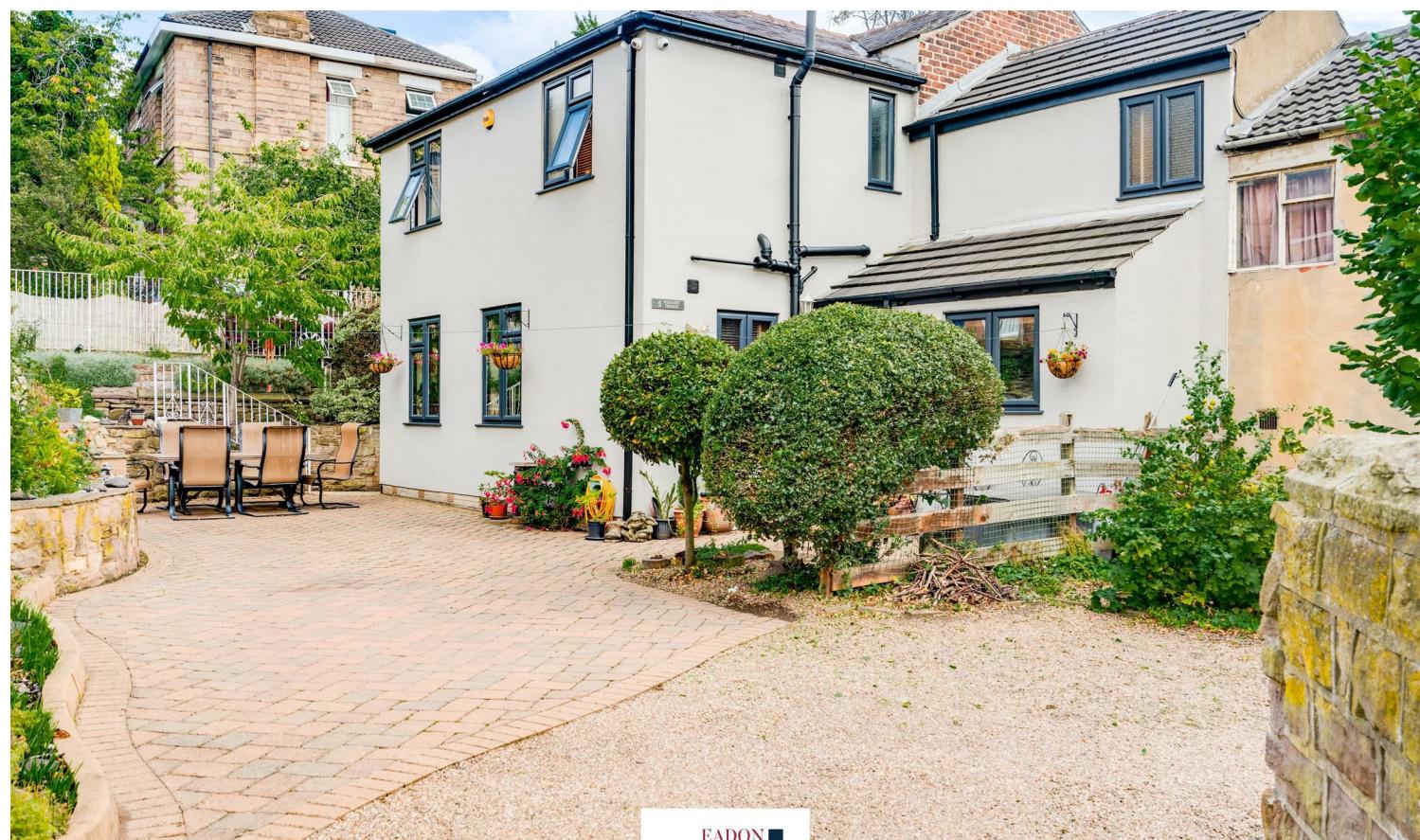
The Rotherham Hospital & Thomas Rotherham 6th form college is located close by upon Moorgate Road, whilst the open public spaces of Clifton Park are approximately 1/4 mile away together with the tennis courts & playground. The property is also within walking distance of Rotherham University on Doncaster Gate and RCAT on Howard Street.

All in all, a most charming home which truly warrants an early internal inspection.

- A stunning 5 bedroom period property
- No upward chain
- Front & rear gardens with patio area
- Off road parking for approx. 3 vehicles
- 3 tremendous house bathrooms & seperate WC
- 5 reception rooms & ground floor WC
- Town centre location
- Internal vieweing absolutely essential to appreciate within
- Fantstic home for the growing family
- Early viewing highly recommended



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