



**Windsor Road, Thorpe Hesley Rotherham S61 2QS**



**welcome to**

**Windsor Road, Thorpe Hesley Rotherham**

PICTURE PERFECT - Situated in this highly regarded residential area is this beautiful three bedroom detached making the ideal purchase for the family buyer. Boasting spacious and well presented accommodation throughout with stunning rear garden, a drive & integral garage...VIEW NOW!!!



### **Entrance Porch**

Having a front facing door.

### **Entrance Hall**

Having a front facing door and a radiator.

### **Lounge**

14' 3" into chimney breast recess x 12' 4" ( 4.34m into chimney breast recess x 3.76m )

Having a front facing double glazed window, a radiator and an electric fire.

### **Kitchen / Diner**

20' 6" x 10' 7" ( 6.25m x 3.23m )

Being an open plan Kitchen/Diner fitted with wall and base units housing the integrated hob, double oven, extractor fan, microwave & fridge/freezer with worktops housing the sink & drainer. Having a rear facing double glazed window, sliding doors into the Conservatory, a radiator and spotlights.

### **Conservatory**

10' 7" x 10' 3" ( 3.23m x 3.12m )

Having side facing patio doors leading to the garden.

### **Utility**

6' 1" x 4' 5" ( 1.85m x 1.35m )

Having space for a washing machine & a dryer with a rear facing window.

### **Downstairs Wc**

Fitted with a WC and a rear facing window.

### **Rear Hall**

Having a side facing double glazed door.

### **Landing**

Having a side facing window and providing entry to the loft.

### **Bedroom One**

9' 1" plus fitted wardrobes x 13' 9" ( 2.77m plus fitted wardrobes x 4.19m )

Having a rear facing double glazed window, a radiator and fitted wardrobes providing hanging and

storage space.

### **Bedroom Two**

11' 9" plus fitted wardrobes x 11' 11" into recess ( 3.58m plus fitted wardrobes x 3.63m into recess )

Having a front facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

### **Bedroom Three**

9' 11" x 7' 9" ( 3.02m x 2.36m )

Having a front facing double glazed window and a built in storage cupboard.

### **Shower Room**

Fitted with a shower cubicle with power shower, a hand wash basin and a WC. Having a rear facing window, a heated towel rail and spotlights.

### **Outside**

To the front of the property is a drive and integral garage providing off road parking.

To the rear is a generous sized lawned garden overlooking views of Wentworth with a patio & shed.



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## **Windsor Road, Thorpe Hesley Rotherham**

- Three bedroom detached property
- Spacious and beautifully presented throughout
- Perfect family purchase
- Located in a highly regarded area
- Drive & integral garage providing off road parking

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# **£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116158 - 0003

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