



Upper Wortley Road, Rotherham S61 2AE

welcome to

Upper Wortley Road, Rotherham

£150,000 - READY FOR A NEW OWNER - Offered to market is this three bedroom end terraced making the ideal purchase for the FTB/investor alike. Boasting spacious accommodation with rear garden & communal off road parking...CALL TO VIEW!!!



Entrance Hall

Having a front facing double glazed door & a radiator.

Downstairs W.C

Fitted with a hand wash basin & a WC. Having a side facing double glazed window & a radiator.

Lounge

16' 5" into recess x 11' 4" into recess (5.00m into recess x 3.45m into recess)

Having a front facing double glazed window, a radiator & a storage cupboard.

Kitchen

14' 7" x 10' 8" (4.45m x 3.25m)

Fitted with wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a side facing double glazed door, a rear facing double glazed window & a radiator.

Landing

Having a front facing double glazed window, a radiator & a storage cupboard.

Bedroom One

19' 9" into bay x 11' 4" into recess (6.02m into bay x 3.45m into recess)

Having a front facing double glazed bay window, a rear facing double glazed window & two radiators.

Bedroom Two

14' 7" x 8' 7" (4.45m x 2.62m)

Having a rear facing double glazed window & two radiators.

Bedroom Three

8' 1" x 8' 9" (2.46m x 2.67m)

Having a front facing double glazed window, a radiator & storage cupboard.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a side facing double glazed

window & a radiator.

Outside

To the rear of the property is a lawned garden with a patio & shed with communal off road parking.



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Upper Wortley Road, Rotherham

- Three bedroom end terraced property
- Ideal purchase for the FTB/investors alike
- Well placed to local amenities & transport links
- Rear garden & patio
- Communal off road parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B 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.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116798 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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