



Upper Wortley Road, Scholes



This spacious semi-detached home enjoys a prime position with a generous lawn garden and FIELD VIEWS. Situated within a popular residential location due to its close proximity to both Rotherham, Sheffield and the M1 motorway network. Being well presented throughout and including SOLAR PANELS, benefitting from reduced electricity bills and sustainable energy!

The property in brief comprises; Entrance Hall \* Dining Room \* Lounge with Patio Doors \* Kitchen \* Conservatory with Outbuildings, WC, Gas Central Heating and Electric Power \* Three Bedrooms \* Four Piece Suite Bathroom \* Rear Generous Lawn Garden with Fruit Trees and Patio \* Driveway.

**Asking Price: £200,000**



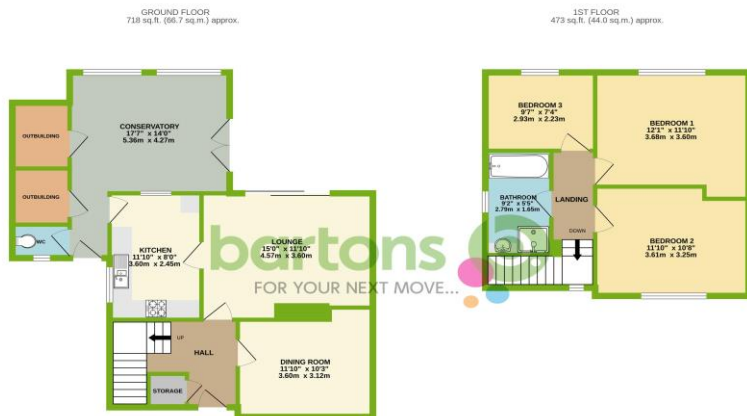
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## ACCOMMODATION

- Well Presented Semi-Detached Home with VIEWS!!
- Three Bedrooms & Four Piece Suite Bathroom
- Two Reception Rooms, Modern Kitchen
- Conservatory with Outbuildings, WC, Gas CH and Power
- Solar Panel Sustainable Energy - Reduce your Electric Bills!
- Off Road Parking / Generous Lawn and Patio Garden (approx. 111' 0" x 33' 0")
- Popular Location - Close to Sheffield, Rotherham & The M1
- FREEHOLD / Council Tax Band A



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FOR YOUR NEXT MOVE...

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	85   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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