



Upper Wortley Road, Thorpe Hesley



This most attractive rear extended three bedroom bay windowed DETACHED FAMILY HOME is situated within a popular residential location due to its close proximity to both Rotherham and Sheffield as well as being on the doorstep of the M1 motorway network. It does need a little TLC but occupies a generous plot providing the OPPORTUNITY TO DEVELOP further, subject to planning approval. Current accommodation comprises: Porch Entrance, Inner Hallway, Large Bay Windowed Lounge Reception, EXTENDED Dining / Family Room, Kitchen, three good sized Bedrooms, Shower Room, attached Garage with a versatile Utility Room beyond. Externally it comes with an in out fully block paved driveway to the front, the rear having a generous privately enclosed mature garden which is predominantly laid to lawn with outdoor storage buildings. VIEWING STRONGLY ADVISED - By Appointment ONLY.

Offers Around £300,000

[www.bartons-net.co.uk](http://www.bartons-net.co.uk)





## ACCOMMODATION

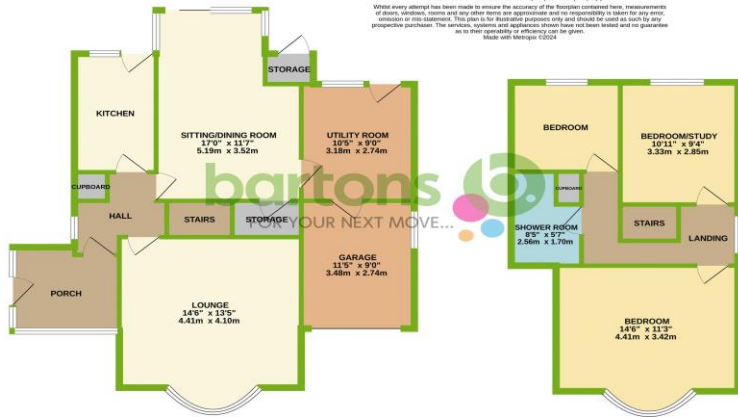
- Attractive Three Bedroom Bay Windowed Detached Home
- **\*\* OPPORTUNITY FOR FURTHER DEVELOPMENT \*\***
- Sought after Location providing easy access to Rotherham, Sheffield and M1 Motorway
- Two Generous Reception Rooms, Rear Extended
- Double Entrance In / Out Fully Block Paved Driveway
- Generous Rear Gardens
- Viewing Advised - Strictly by Appointment



GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.

TOTAL FLOOR AREA: 1288 sq.ft. (117.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guarantee in any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency can be given.  
 Made with Metagen 10/2011



**bartons**   
 FOR YOUR NEXT MOVE...

51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY  
 T: 01709 515740 E: info@bartons-net.co.uk



**Important Notice** These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. These particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Any areas of measurement or distances are approximate. Please note that we have not tested the services or any of the equipment in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Printed by Facefirst on 16/06/2016**