



646 Upper Wortley Road, Thorpe Hesley, S61 2TA

**Offers In The Region Of £170,000**

A stone built THREE STOREY MID TERRACED HOUSE, offered for sale with NO UPWARD CHAIN and benefitting from GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING

The Cottage is only a moments drive from the M1 intersection and is centrally placed for both Rotherham and Sheffield.

### **LOUNGE 12'5" x 11'11" (3.8 x 3.64)**



With composite front door and uPVC window, radiator and half glazed inner door to the Dining Room

### **FRONT BEDROOM 12'4" x 11'9" (3.77 x 3.6)**



With uPVC window, radiator and deep under stairs cupboard

### **DINING ROOM 12'4" x 15'5" (3.76 x 4.7)**



With an imposing dressed stone fireplace surround on a raised hearth, tiled floor, radiator and Cellar leading off.

### **BATHROOM 12'1" x 9'1" (3.7 x 2.79)**



Comprising a free standing bath, vanity basin with cabinets beneath, W.C. and corner shower cubicle. Radiator and heated towel rail, two uPVC opaque windows

### **SECOND FLOOR**

### **FRONT BEDROOM 12'4" x 8'11" (3.77 x 2.74)**



With double panelled radiator and 'Velux' window

### **KITCHEN 10'7" x 8'7" (3.25 x 2.62)**



With contemporary base and wall units incorporating an inset stainless steel sink set beneath the rear facing uPVC window with uPVC door to one side. Elec cooker and double oven with high level extractor canopy. Space and plumbing for washing machine, double panelled radiator and random exposed stone walling.

### **FIRST FLOOR LANDING**

**REAR BEDROOM 12'3" x 9'4" (3.74 x 2.87)**



With double panelled radiator and 'Velux' window.

**OUTSIDE**



To the rear is a paved patio with lawned garden beyond.

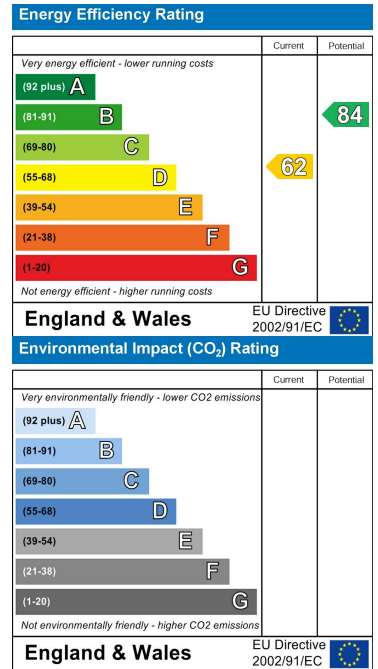
# Floor Plan



# Area Map



# Energy Efficiency Graph



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