



2 Swift Rise, Thorpe Hesley, Rotherham, S61 2UJ

**Offers In The Region Of £350,000**

A THREE BEDROOM DETACHED BUNGALOW, offered for sale with NO UPWARD CHAIN and enjoying a cul-de-sac setting in this highly regarded and sought after village. The bungalow offers GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING, RE-FITTED SHOWER ROOM AND A DETACHED GARAGE.

The village of Thorpe Hesley adjoins fields and farmland and is centrally placed for both Rotherham and Sheffield whilst the close proximity of Junction 35 of the M1 makes travelling farther afield extremely accessible.



### ENTRANCE HALL

With composite door, radiator and cupboard housing the 'Ideal' gas combination boiler

### LIVING ROOM 11'7" x 19'8" (3.55 x 6)



With brick fireplace surround and electric fire, radiator and front facing uPVC box bay window. Rear facing uPVC French doors open into the rear garden

### DINING/SITTING ROOM 8'11" x 11'1" (2.74 x 3.4)



With twin aspect uPVC windows and radiator

### KITCHEN 8'9" x 9'2" (2.67 x 2.81)



With Oak finish base and wall units and inset sink set beneath the rear facing uPVC window with composite door to one side. Integrated gas hob and electric oven with high level extractor hood. Built-in fridge/freezer and space and plumbing for washing machine. Radiator, tiled floor and splash backs.

### FRONT BEDROOM ONE 11'2" x 9'10" (3.42 x 3)



With radiator and uPVC window enjoying far-reaching views towards Wentworth

### REAR BEDROOM TWO 8'5" x 9'10" (2.57 x 3)



With radiator and uPVC window

### FRONT BEDROOM THREE 8'7" x 7'8" (2.63 x 2.36)



With radiator and uPVC window

## SHOWER ROOM 6'0" x 6'1" (1.83 x 1.87)



website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>  
We advise all clients to discuss the above points with a conveyancing solicitor.

With walk-in shower enclosure, pedestal wash basin and W.C. heated towel rail and uPVC opaque window.

## OUTSIDE



The bungalow occupies a wide plot with lawned front garden and block paved drive leading to the detached brick Garage.

To the rear is a sheltered lawn with stone flagged path and patio/seating area

## MATERIAL INFORMATION

Material information

Council Tax Band D

Tenure Freehold

Property Type Detached Bungalow

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Drive & Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

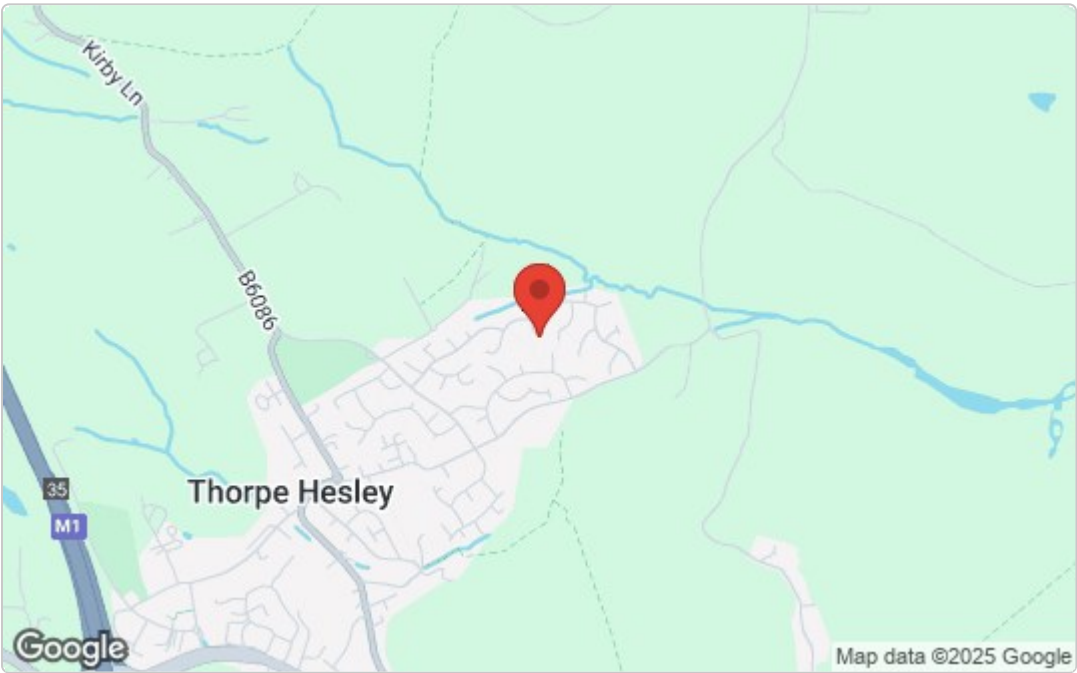
All buyers are advised to check the Coal Authority



Floor Plan

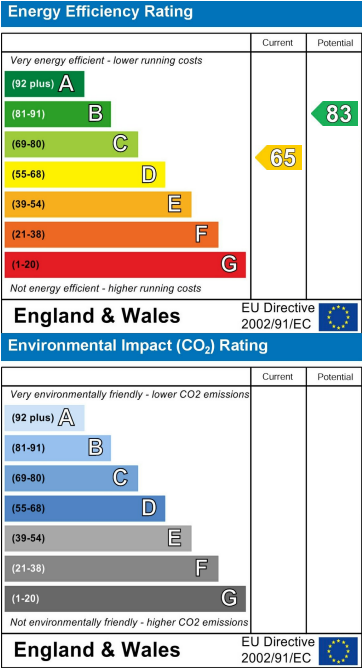


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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