



486 Wortley Road, Rotherham, S61 1JJ

**Offers In The Region Of £235,000**

A traditional double fronted EXTENDED THREE BEDROOM DETACHED DORMER BUNGALOW standing in good sized gardens.

The bungalow is offered for sale with NO UPWARD CHAIN and offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, KITCHEN EXTENSION AND GARAGE WITH ADDITIONAL PARKING SPACE. The accommodation briefly comprises: side Reception Hall, Lounge, extended fitted Dining Kitchen, two ground floor Bedrooms and Bathroom with first floor dormer Bedroom.



## SIDE RECEPTION HALL



With timber entrance door, radiator and staircase

## LOUNGE 12'10" x 11'10" (3.92 x 3.63)



The measurement excludes the front facing uPVC bay window. Feature fireplace surround and radiator

## EXTENDED DINING KITCHEN



With fitted Beech effect base and wall cupboards and inset sink. Integrated gas hob with electric oven and high level extractor. Built-in fridge and dishwasher and space and plumbing for washing machine. Cupboard housing the 'Vaillant' gas boiler. Two radiators, two uPVC windows and timber door opening into the rear garden.

## FRONT BEDROOM 10'10" x 11'10" (3.32 x 3.63)



The measurement excluding the uPVC bay window, radiator

## REAR BEDROOM 10'10" x 12'3" (3.32 x 3.74)



With radiator and uPVC window

## BATHROOM 6'10" x 8'3" (2.09 x 2.53)



With walk-in shower enclosure, vanity wash basin and W.C. Tiling to the walls, radiator, two uPVC opaque windows and cupboard

**FIRST FLOOR BEDROOM 14'1" x 20'6" (maximum measurements) (4.3 x 6.27 (maximum measurements))**



With radiator and uPVC side facing window.

**OUTSIDE**



The bungalow enjoys an elevated position standing in established, lawned gardens with concreted drive leading to the detached sectional Garage.

**MATERIAL INFORMATION**

Council Tax Band: D

Tenure : Freehold

Property Type Detached Dormer Bungalow

Construction type brick

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 On street

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 website to gain more information on if this property is affected by coal mining .

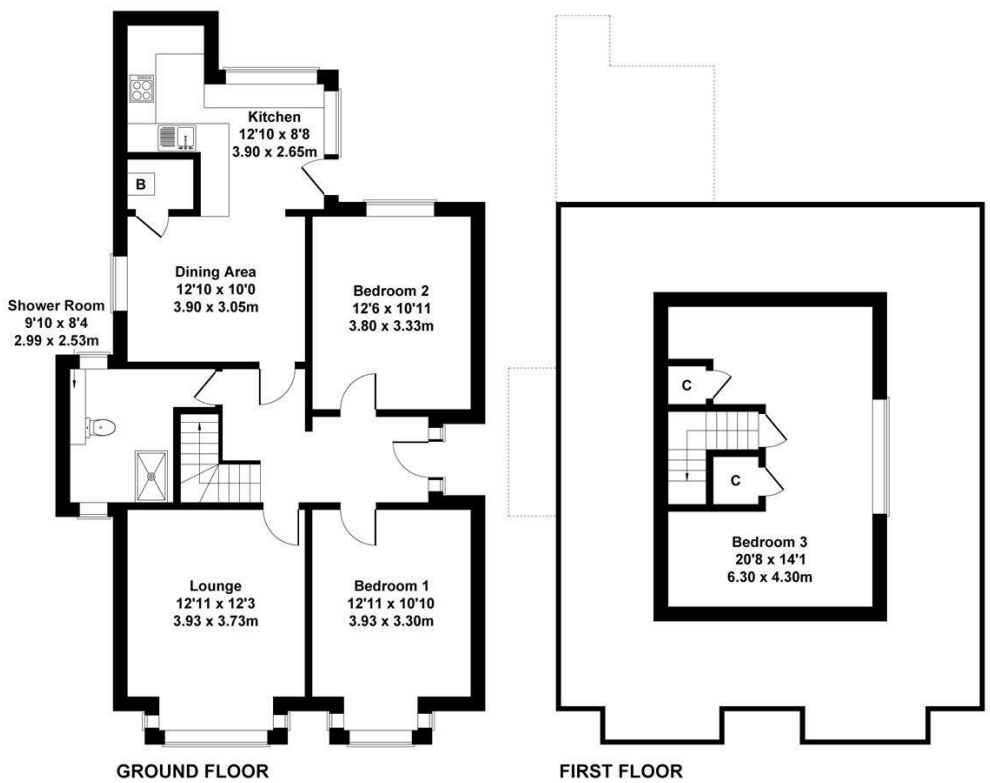
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.



Floor Plan

486 Wortley Road  
Approximate Gross Internal Area  
1270 sq ft - 118 sq m

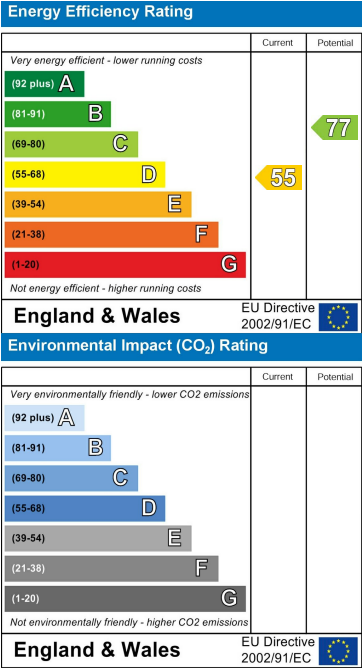


Floor Plans are for identification purposes only. All measurements are approximate

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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