



**Wellgate Terrace, Rotherham S60 2ND**

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**Wellgate Terrace, Rotherham**

GUIDE PRICE £350,000-£375,000 - Book your viewing to truly appreciate the beauty of WellgateTerrace...CALL NOW!!!



## Lounge

A welcoming space providing heaps of natural light having two front facing double glazed windows & a door, two radiators with the focal point being the log burner. Access is also provided to the Kitchen, Dining Room & Reception Room Three. There is also two staircases leading to the right & left side of the first floor.

## Kitchen / Breakfast Room

To the left of the lounge is the modern style kitchen/diner/breakfast room which is fitted with a series of wall & base units housing the integrated hob, double oven, the extractor fan & the fridge freezer along with coordinating granite worktops housing the sink & drainer. Having front & rear facing double glazed windows providing more natural light, a radiator, spotlights to the ceiling & porcelain flooring.

## Rear Hall

Having a rear facing double glazed door leading to the rear patio & drive & a radiator.

## Downstairs W.C / Utility

Having a side facing double glazed window, a hand wash basin & washing machine within the vanity/storage cupboards & a WC. Also having an extractor fan.

## Dining Room

An amazing space perfect for hosting/family gatherings having two rear facing double glazed windows & two radiators.

## Reception Room Three

Off to the right of the lounge is this calming space perfect for your morning coffees & relaxation. Having a front facing double glazed window, radiator & a working coal fire with an art deco surround along with original wood paneling.

## Work Room

The Work Room provides a versatile space providing

ample built in storage, a feature Yorkshire range & a radiator along with a utility fitted with a sink & drainer with further built in storage making an ideal boot room. Having a rear facing door & a side facing double glazed window & a third staircase leading to the landing.

## Landing

Having a rear facing single glazed Yorkshire window, a radiator & built in storage cupboard.

## Bathroom

Fitted with a bath, a hand wash basin & a WC. Having a front facing double glazed window, internal fixed frame windows creating light flow, a heated towel rail, an extractor fan, heated mirror & feature fireplace.

## Bedroom One

Having a front facing double glazed window, a radiator, a beautiful feature fireplace & built in storage cupboard.

## Dressing Room / Bedroom Two

Having a front facing double glazed window, a radiator, built in wardrobes providing hanging & storage space along with loft hatch & original exposed floorboards.

## Main Landing

Provides access to bedrooms two, three & four, the family bathroom & separate WC along with access to the loft via hatch.

## Bedroom Three

Having a front facing double glazed window, a radiator, a beautiful feature fireplace & built in storage cupboard.

## Bedroom Four

Having a rear facing double glazed window, a radiator & fitted wardrobes providing hanging & storage space.

## Family Bathroom

Fitted with a bath with a handheld shower, a walk in shower cubicle, a hand wash basin & a WC. Having a rear facing double glazed window, and extractor fan, heated mirror & a heated towel rail.

Also benefiting from a separate WC.

## Office / Bedroom Five

Having a front facing double glazed window, a radiator & spotlights.

## Shower Room

Fitted with a shower cubicle, a hand wash basin & a WC. Having a rear facing double glazed window, an extractor fan, a heated towel rail & mirror along with loft hatch. Also benefiting from built in storage cupboards housing the boiler.

## Outside

Both front & rear gardens have a water & electric supply with outdoor lighting.



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## Wellgate Terrace, Rotherham

- STUNNING five bedroom character cottage - within a conservation area
- Modern & traditional decor throughout with original features
- Perfect purchase for the growing family
- Town Centre location-close proximity to Rotherham University/Hospital/Walk In Centre & the new Forge Island development
- Gorgeous front & rear gardens with patios

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price



Please note the marker reflects the postcode not the actual property

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