





Old Wortley Road,Rotherham S61 1NH

william
h brown

welcome to

Old Wortley Road, Rotherham

A RARE OPPORTUNITY - A two-bedroom detached bungalow occupying a substantial plot on one of Kimberworth's most desirable roads. Requiring full refurbishment throughout, with off-road parking, detached garage and enormous potential. Conveniently located close to shops, schools and local amenities.













Entrance Porch
Having a door to the side accessing the main accommodation.

Entrance Hall
Having an internal door from the porch & a radiator.

Lounge
Featuring a front facing bay window allowing plenty of natural light, a radiator & a fireplace.

Dining Room / Bed Two
Having a front facing bay window allowing plenty of natural light & a radiator.

Kitchen
Fitted with wall & base units incorporating a sink & drainer along with integrated hob, oven & extractor. There is space & plumbing for a washing machine as well as housing the boiler. A rear facing window & door leading into the Conservatory allows for plenty of natural light.

Conservatory
Benefiting from side & rear facing sliding doors accessing the garden & driveway.

Bedroom One
Having a rear facing window, a radiator & built in wardrobes.

Bathroom
Fitted with a bath, hand wash basin & WC. Having a side facing window, extractor fan & radiator.

Exterior
To the front & side of the property is a good sized driveway leading to detached garage providing ample off road parking. To the rear is an enclosed lawned garden.

Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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Old Wortley Road, Rotherham

- Two bedroom detached bungalow - Large plot
- Highly sought after Kimberworth location - Rarely available
- Ideal investment or renovation project
- Ample off road parking with detached garage
- Walking distance to shops, schools & pubs

Tenure: Freehold EPC Rating: F
Council Tax Band: C

guide price

£265,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117606

The Property Ombudsman

Property Ref:
RTF117606 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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