merryweathers
Est. 1832









460 Upper Wortley Road, Scholes, Rotherham, S61 2SS

£260,000

*** NO UPWARD CHAIN ***

AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE IN A POPULAR AND SOUGHT AFTER LOCATION.

The property offers spacious accommodation which briefly comprises: Porch, inner Hall, bay windowed Lounge, Dining Room, Sitting Room/Snug and Kitchen. To the first floor are three Bedrooms and re-fitted Bathroom.

Standing back from the main road the property has off road parking to both front and rear with an attached brick Garage and further double Garage accessed from Louden Road.

ENTRANCE PORCH

INNER HALL
With uPVC door, radiator and laminate flooring

LOUNGE 10'0" x 11'10" (3.07 x 3.62)




With front facing uPVC bay window and radiator

DINING ROOM 10'2" x 10'9" (3.12 x 3.3)




With fireplace recess and wood mantle, radiator, laminate flooring and uPVC double doors into the Sitting Room/Snug

SITTING ROOM/SNUG 7'6" x 14'10" (2.3 x 4.54)



Having a polished tiled floor, uPVC windows and door into the rear garden

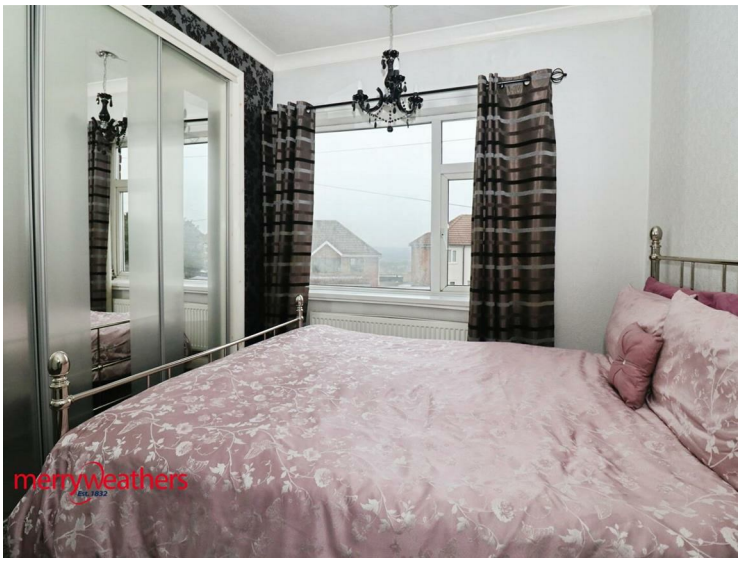
KITCHEN 7'7" x 15'7" (2.32 x 4.76)
With a range of gloss finish base and wall units. Integrated electric hob and extractor with electric oven to one side. Space and plumbing for washing machine, two uPVC windows and half glazed side entrance door, radiator. Useful under stairs Pantry

LANDING



With side facing uPVC window

REAR BEDROOM 10'4" x 10'10" (3.15 x 3.32)



The measurement incorporating the built-in mirrored wardrobes to one wall, radiator and uPVC window

FRONT BEDROOM 10'4" x 12'1" (3.15 x 3.7)




With uPVC bay window and radiator

FRONT BEDROOM THREE 5'9" x 6'6" (1.77 x 2)
With uPVC window

BATHROOM 5'6" x 6'6" (1.7 x 2)



With contemporary white suite comprising a panelled bath with 'Triton' electric shower, pedestal wash basin and W.C. Heated towel rail, tiling to the walls and uPVC opaque window.

OUTSIDE





The property, which stands on a slip road set back from the main Upper Wortley Road, has a paved forecourt with access to the attached brick Garage which houses the gas combi boiler. To the rear is a decked patio with lawn and double gates accessed from Louden Road opening onto a further hardstanding with double Garage to one side.

MATERIAL INFORMATION

Council Tax Band B
Tenure Freehold
Property Type Semi-detached house
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 driveway & 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 website to gain more information on if this property is affected by coal mining. https://www.groundstability.com/public/web/home.xhtml
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

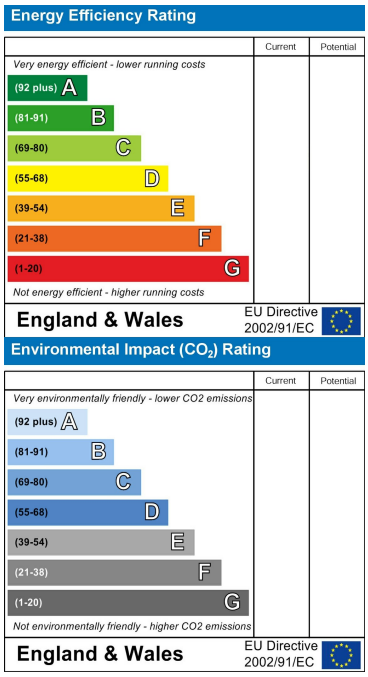
Floor Plan



Area Map



Energy Efficiency Graph



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