



£140,000 OIRO

Upper Wortley Road, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- \*\*\*CASH BUYERS ONLY\*\*\*
- Three Ample Sized Bedrooms
- In Need of a Little TLC Whilst Offering Huge Potential
- Bay Windowed Lounge & Separate Dining Area
- Off Road Parking & Detached Garage
- Front and Large Enclosed Rear Gardens
- Desirable Location
- NO ONWARD CHAIN MUST BE VIEWED!

## Property Description

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THIS BAY WINDOWED PROPERTY, YOU SIMPLY MUST SEE...MAKE IT YOUR FAMILY HOME WITH A LITTLE TLC...!

Uflit are delighted to welcome to the market this three-bedroom semi-detached bay windowed property, in need of a little tlc whilst offering huge potential.

## Main Particulars

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Uflit are delighted to welcome to the market this three-bedroom semi-detached bay windowed property, in need of a little tlc whilst offering huge potential. Located in the heart of the desirable area of Kimberworth, close to all local amenities, excellent transport links and schools. In brief a cloakroom, entrance hall, bay windowed lounge, separate diner, kitchen and conservatory. To the first floor three ample sized bedrooms and a family bathroom. To the outside the property benefits from a shared driveway providing off-road parking leading to a detached garage, to the rear a fabulous extensive enclosed garden with sheds. Don't Delay CALL UFLIT TODAY 01709 912 730.

Council Tax Band: B

Tenure: Freehold

**Cloakroom** w: 1.8m x l: 0.5m (w: 5' 11" x l: 1' 8")

Entering through a glazed upvc door with glazed side panels to a cosy cloakroom with tiled flooring.

**Entrance hall** w: 1.8m x l: 4.7m (w: 5' 11" x l: 15' 5")

Entering through a front glazed solid wood door with glazed side panel, stairs leading to the first floor accommodation, radiator and solid wood glazed panelled doors giving access to the lounge and dining room.

**Lounge** w: 3.5m x l: 4m (w: 11' 6" x l: 13' 1")

A spacious lounge with a focal feature fire place with bespoke recess shelving, a large front facing upvc bay window allowing an abundance of light and a radiator adds warmth.

**Diner** w: 3.5m x l: 3.4m (w: 11' 6" x l: 11' 2")

A further reception room with a decorative panelled feature wall with bespoke shelving and a further fire adopting the chimney breast with recess shelving. Radiator, a

rear facing upvc window, door to under stairs storage and further glazed panelled doors to the kitchen and conservatory.

**Kitchen** w: 1.7m x l: 2.4m (w: 5' 7" x l: 7' 10")

With a range of wall and base units with work surface areas and fully tiled back panels, plumbing for utilities and a ceramic sink set in the recess bay utilising space. Tiled flooring, a rear facing upvc window and radiator.

**Conservatory** w: 3.5m x l: 1.6m (w: 11' 6" x l: 5' 3")

A useful addition to the property with vinyl flooring and a glazed solid wood door to the garden with further glazed side panels.

**Landing**

A spindled banister landing with a side facing upvc window and doors giving access to three bedrooms and the family bathroom.

**Master bedroom** w: 3.3m x l: 4m (w: 10' 10" x l: 13' 1")

A double bedroom with a range of built-in furniture, radiator and a front facing upvc bay window.

**Bedroom 2** w: 3.3m x l: 3.4m (w: 10' 10" x l: 11' 2")

A further double bedroom with built-in storage, radiator and a rear facing upvc window.

**Bedroom 3** w: 2m x l: 2.3m (w: 6' 7" x l: 7' 7")

A further ample sized bedroom with a front facing upvc window and radiator.

**Family Bathroom** w: 2m x l: 1.8m (w: 6' 7" x l: 5' 11")

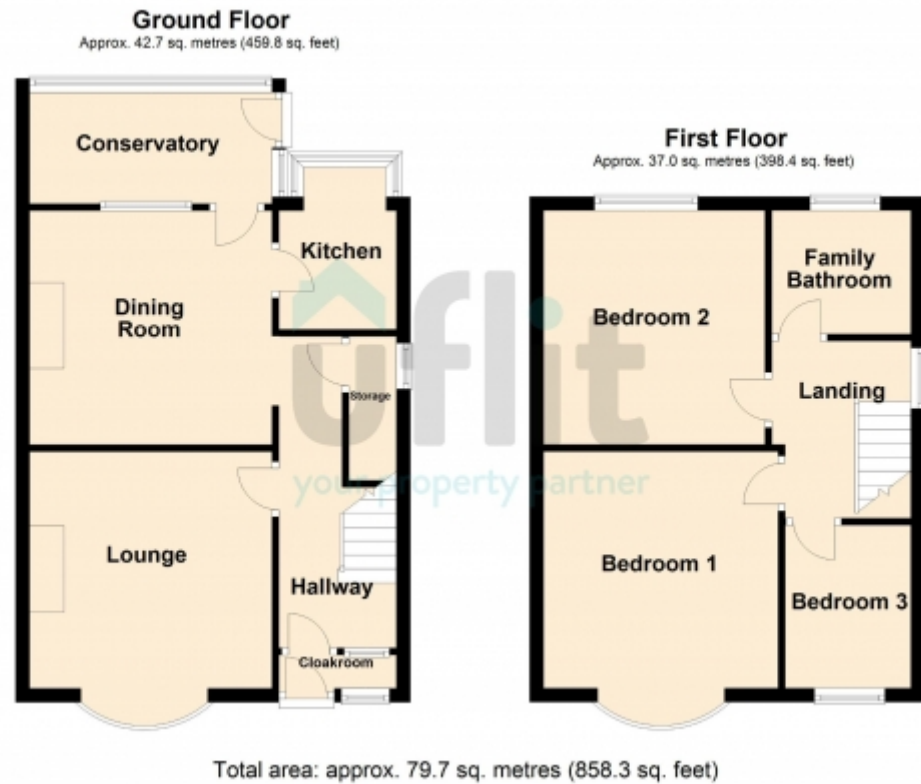
Comprising of a panelled bath with overhead shower, wash hand basin and wc, decorative panelled walls, laminate tiled flooring, radiator, a rear facing upvc window and a loft hatch creating additional storage.

**Outside**

To the front of the property a delicate wall protects mature gardens, a shared driveway leading to a detached garage with further paved parking to the front. To the rear

an enclosed extensive garden with a paved patio area leading to lawned garden with an array of borders, two garden sheds and a greenhouse.

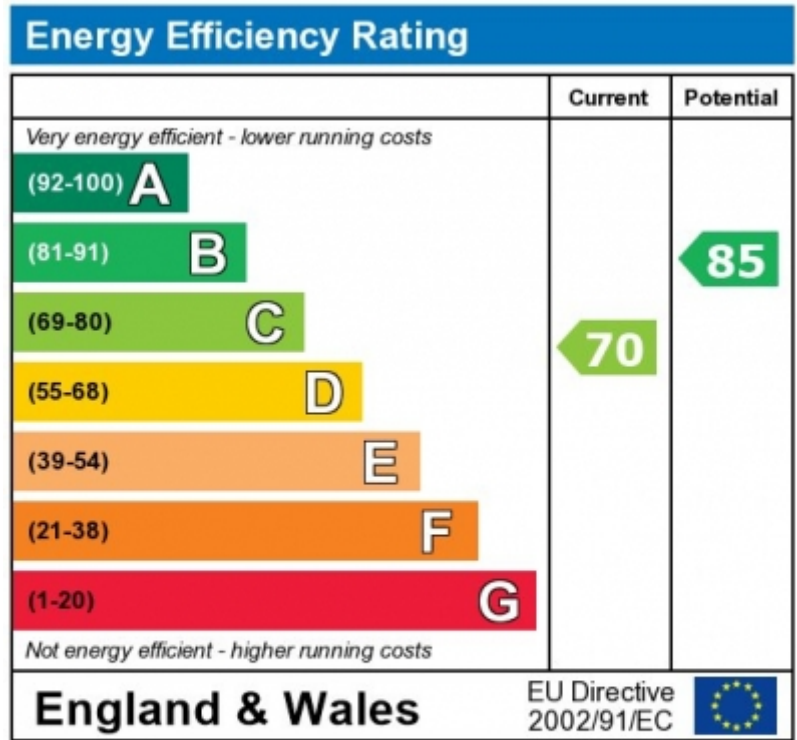




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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