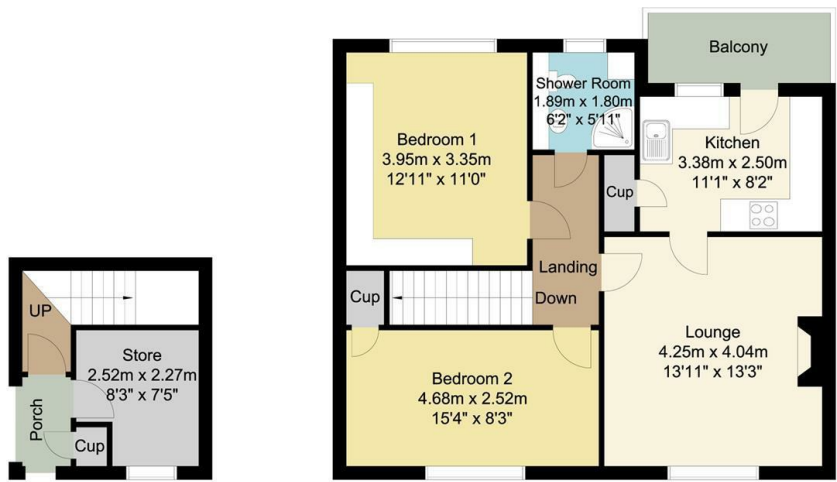


Ground Floor
12 sq m/129.16 sq ft
Approx.

First Floor
65 sq m/699.65 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2025



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



47, Wingfield Road, Rotherham, S61 4AT

Offers In The Region Of £100,000

47 Wingfield Road, Rotherham, S61 4AT

Description
Available with no onward chain is this beautifully presented first-floor apartment, ideally located in a popular and well-connected residential area. Offering approximately 728 sq. ft. of well-planned living space, this stylish home features two generously sized double bedrooms and is perfectly suited for first-time buyers, investors, or those looking to downsize in comfort.

Step into a bright and airy living room, where a large, elevated front-facing window allows natural light to flood the space, creating a warm and welcoming atmosphere. The separate kitchen is both modern and functional, with ample worktop and storage space. It also includes an electric ceramic hob and electric cooker, and opens out onto a private balcony—with a brand new balcony installed this year—offering the perfect setting for your morning coffee or an evening wind-down. Hand crafted doors and radiator covers throughout the property add a bespoke touch and class.

Both bedrooms are spacious doubles. The main bedroom includes built-in wardrobes, which will remain as part of the sale. The contemporary bathroom is finished to a high standard, featuring a sleek shower cubicle for a refreshing start to your day.

Beyond the interiors, this home offers exceptional value through its private garden—a rare find for apartment living—ideal for entertaining, gardening, or enjoying some fresh air. Additional features include ample storage, a secure external storage cupboard, bespoke hand-crafted doors and radiator covers and loft storage.

Recent updates enhance the appeal further, including extensive roof works completed in 2025, and a freshly repainted exterior bringing a clean, updated look to the property's frontage.

The apartment has passed a recent EICR (Electrical Installation Condition Report) and a HomeBuyer Level 2 Survey, carried out by 4Sight Surveyors on 16/04/2025. Serious buyers may benefit from potential savings of around £450 should they choose to rely on this professionally conducted survey.

Situated close to well-regarded schools, local amenities, and stunning countryside, this location delivers the best of both convenience and tranquility.

A fantastic opportunity to own a spacious, updated flat with thoughtful extras and outdoor space—book your viewing today and make yourself at home.

- Spacious 2-bed apartment with approx. 728 sq. ft. of bright, well-designed interiors.
- Brand-new private balcony and rare private garden for outdoor enjoyment.
- Modern kitchen with ample storage, ceramic hob, and electric cooker.
- Contemporary bathroom and built-in wardrobes in the main bedroom.
- Recent upgrades include roof works (2025), exterior repaint, and valid survey reports.
- Prime location near schools, local shops, and countryside, ideal for various lifestyles.

