



285 Whitegate Walk, Town Lane, Wingfield, Rotherham, S61 4LW

**Offers Around £130,000**

A viewing is recommended of this three bed roomed mid town house, comprising of fitted kitchen, lounge, open plan dining room/ sitting area, ground floor shower room and first floor bathroom, three bedrooms and drive to rear of property. Located close to the heart of the popular and sought after village.

**Lounge 13'7" x 10'4" (4.16m x 3.15m)**



With UPVC Patio doors open to the front patio area, with central heating radiator.

**Open Plan Dining Room/ Sitting area 19'11" x 8'4" (6.09m x 2.55m)**



Open plan dining room/ sitting area, with two UPVC windows to rear and side, central heating radiator. Door leads to kitchen.

**Kitchen 15'0" x 9'11" (4.59m x 3.04m)**



With rear UPVC door. With wall and base units, with granite worktops, extractor hood, space for cooker, dishwasher, washing machine and fridge/ freezer. Rear UPVC window, central heating radiator and storage cupboard.

### **Hallway**

Door from kitchen leads to hallway, with door to ground floor shower room and stairs rising to first floor.

**Ground Floor Shower Room 7'11" x 5'0" (2.43m x 1.53m)**



With suite in white comprising of shower cubicle, sink, W.C. and heated towel rail.

### **First Floor Landing**

With door leading to three bedrooms, bathroom and loft access.

**Bedroom One 12'0" x 10'11" (3.67m x 3.35m)**



With rear window and central heating radiator

**Bedroom Two 11'1" x 10'4" (3.39m x 3.16m)**



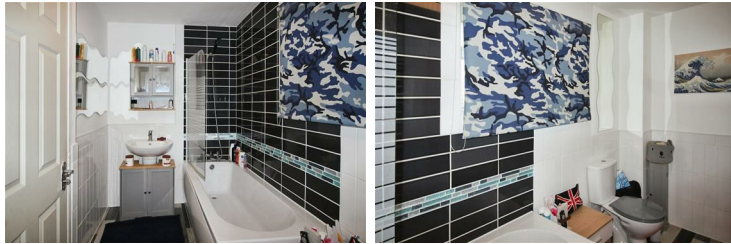
Front window and central heating radiator.

### Bedroom Three 11'7" x 8'3" (3.54m x 2.53m)



Front window and central heating radiator.

### Bathroom 10'4" x 5'1" (3.17m x 1.55m)



Suite in white comprising of bath with overhead shower, sink with vanity unit, W.C. and UPVC window.

### Outside



Front path leads to patio area, mainly of shrubs and trees, with patio entrance doors. Rear double gates lead to drive and garden, with an outbuilding.

### Material Information

Council Tax Band A

Tenure Freehold

Property Type Three bedroomed mid town house.

Construction type Brick built

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: Drive.

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

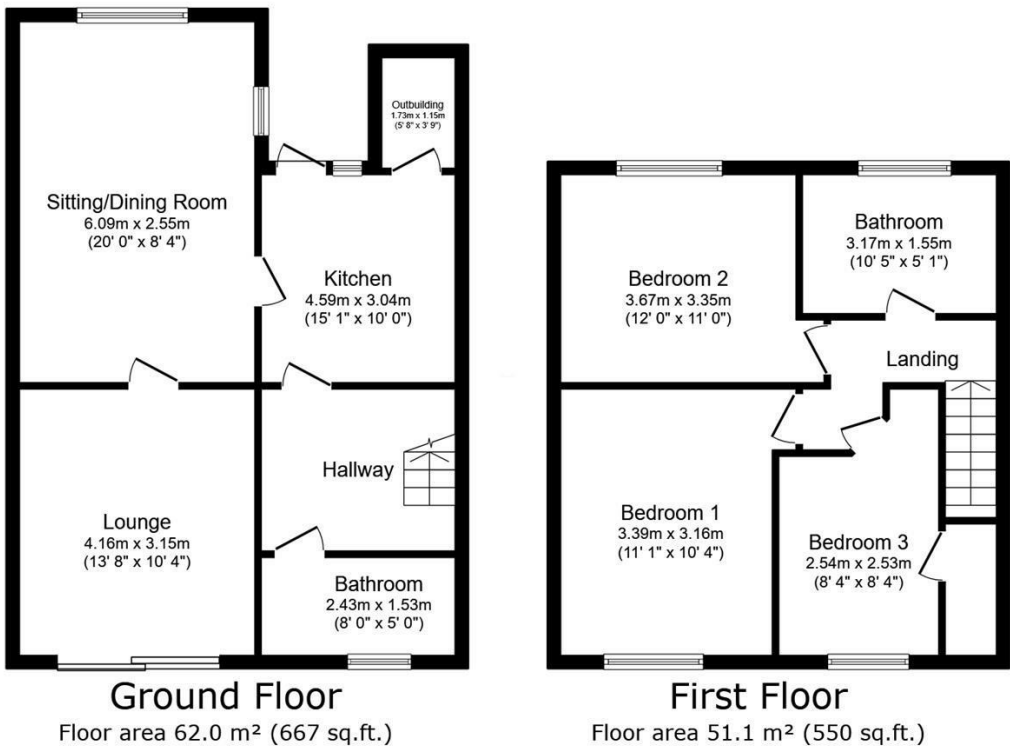
Accessibility features N/A

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>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



TOTAL: 113.1 m<sup>2</sup> (1,218 sq.ft.)

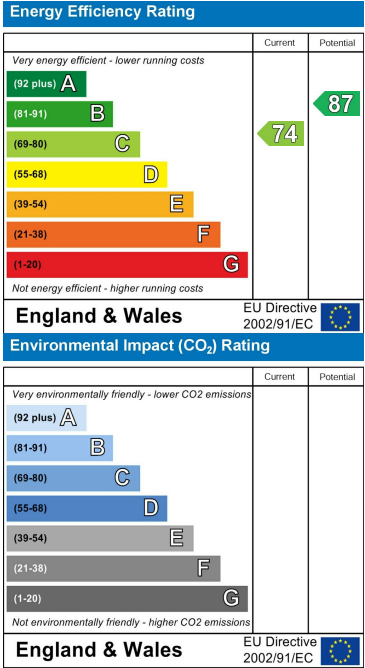
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: [residential@merryweathers.co.uk](mailto:residential@merryweathers.co.uk)

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

