merryweathers
Est. 1832









196 Wingfield Road, Wingfield Estate, Rotherham, S61 4AY

Offers Around £80,000

A two double bedroom, third floor apartment hosting gas fired central heating and double glazing throughout. There are open aspect views to the front and rear and private intercom access only, an early inspection is thoroughly recommended.

Amenities
The property is well placed for public transport services, local schools and shopping facilities. The property is within reasonable travelling distance of both Rotherham town centre and the M1 motorway network, Junctions 34 and 35 which in turn gives access to the Meadowhall Shopping Complex.

Directions
From Rotherham head towards Kimberworth along the A629 Wortley Road, continuing straight on over the first roundabout and at the second roundabout turn right onto Fenton Road and continue up the hill towards Wingfield. Turn left onto Roughwood Road and right onto Wingfield road where the property stands upon the left.

Entrance Hallway
An entrance door gives access. Central heating radiator and intercom system.

Lounge 14'6" x 15'5" (4.42 x 4.72)




With front facing UPVC double glazed French Doors leading to the balcony and a further side facing UPVC double glazed window and central heating radiator.

Kitchen 9'3" x 12'5" (2.83 x 3.80)
Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel sink unit with mixer tap. The kitchen is fitted with a range of wall, base and drawer units with a rear facing UPVC double glazed entrance door leading onto the rear balcony. Central heating radiator, space and plumbing for a washing machine and attractive splash-back tiling.

Bedroom one 12'11" x 12'1" (3.95 x 3.69)



With a front facing UPVC double glazed window and a central heating radiator.

Bedroom two 12'10" x 9'4" (3.92 x 2.85)



With a rear facing UPVC double glazed window, central heating radiator and built-in storage cupboard hosting the boiler.

Bathroom



Hosting a three-piece suite in white comprising of a panelled bath, pedestal wash hand basin and low flush w.c. Central heating radiator and a rear facing UPVC double glazed opaque window.

Outside
The property stands within communal grounds which are maintained under the service agreement.

Material Information
Council Tax Band A
Tenure Leasehold
Property Type : TWO BEDROOMED APARTMENT
Construction type Brick built
Heating Type Central Heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Gas central heating
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: NONE
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
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.

AGENTS 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.

- Entrance Hallway with intercom
- Well appointed fitted Kitchen
- Bathroom with white fitted suite
- SUITABLE FOR INVESTORS
- Spacious Lounge
- Two double Bedrooms
- SOLD WITH TENANT IN SITU

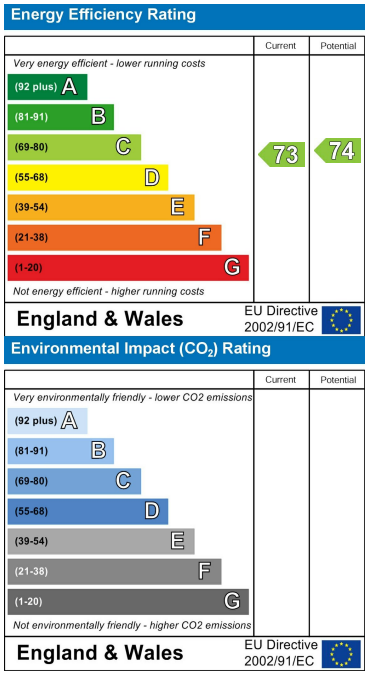




Area Map



Energy Efficiency Graph



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