# FOR SALE

## Wensleydale Road, Wingfield
## Guide Price £150,000

MARTIN&CO

# Wensleydale Road, Wingfield

## 3 Bedrooms, 1 Bathroom

## Guide Price £150,000

- **Semi detached**
- **Three bedrooms**
- **No chain**
- **Cul de sac position**
- **Popular location**

GUIDE PRICE £150,000 - £160,000. Offered for sale with no chain involved is this spacious three bedroom semi detached home, positioned within a cul de sac setting in the popular area of Wingfield. Well suited to a range of purchasers including first time buyers, families and investors, the property offers generous accommodation throughout along with low maintenance outdoor space and convenient access to local amenities, schools and transport links.

The accommodation begins with a side entrance hall giving access to the ground floor rooms and stairs rising to the first floor landing. The lounge is a well proportioned reception room featuring a decorative fire surround.

To the rear of the property is a separate dining room with patio doors opening onto the rear garden.

The kitchen has been fitted with a modern range of wall and base units offering good storage and worktop space. Integrated cooking appliances include an oven, hob and extractor hood, while the layout has been designed to make the most of the available space. Leading from the kitchen is a useful utility porch providing plumbing for a washing machine, space for a tumble dryer and additional storage.

There is also access out to the rear garden and a separate store room which adds further practicality to the property. A downstairs w.c. completes the ground

floor accommodation.
To the first floor the landing gives access to three bedrooms, made up of two doubles and a generous single room. The bedrooms offer flexibility for growing families, guests or those working from home. The bathroom has been updated with a modern white three piece suite comprising bath with shower over, wash basin and low flush w.c, finished in a clean and neutral style.
Externally the property benefits from low maintenance gardens to both the front and rear. The front garden is patio styled with side access leading to the rear. The enclosed rear garden has also been designed for ease of maintenance with paved patio areas providing space for outdoor seating and entertaining. Gated access leads through to a second patio garden area which offers additional outdoor space and storage potential.
Wingfield remains a popular location for buyers thanks to its convenient position for local amenities and transport connections. Nearby shopping facilities can be found at Parkgate Shopping Park which includes retailers such as Tesco Extra, Next, Boots and Home Bargains, while additional supermarkets including Aldi, Morrisons and Asda are all within easy reach. The property is also well placed for access to Meadowhall Shopping Centre and Rotherham town centre.
For commuters there are excellent transport links nearby with regular bus routes serving the surrounding areas. The M1 motorway network is accessible via Junctions 34 and 35, making travel towards Sheffield, Leeds and Barnsley straightforward. Rotherham Central railway station is also within easy reach providing rail connections across South Yorkshire and beyond.
Families are well served by a range of local schools including Wingfield Academy, Blackburn Primary School and Kimberworth Community Primary School. There are also parks, leisure facilities and countryside walks available within the wider area.
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ENTRANCE HALL With a staircase rising to the first floor landing and side facing entrance door.

CLOAKROOM With a white two piece suite which comprises of a low flush w.c, wash hand basin, tiled splash backs and front facing window.

LOUNGE With dado rail to half height, and laminate flooring. The focal point of the room is the feature fire surround with electric fire and front facing window.

DINING ROOM With laminate flooring and rear facing French doors to the garden.

KITCHEN Fitted with a range of modern wall and base units in white, wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, oven, hob, extractor, space for fridge freezer, tiled splash back, rear facing window and side facing entrance / utility porch.

UTILITY PORCH With front and rear facing entrance doors, plumbing for washing machine, space for tumble dryer and storage base units.

LANDING With loft access, cupboard, side facing window, loft access with ladder and boarded.

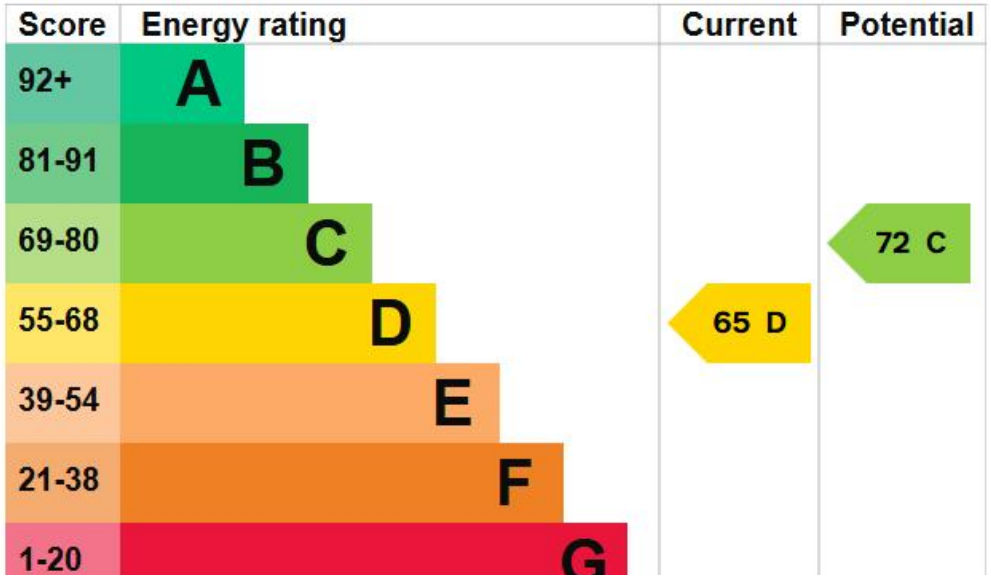
BEDROOM ONE A double size room with lobby and front facing window.

BEDROOM TWO A double size room with lobby and rear facing window.

BEDROOM THREE A generous size single room with lobby and front facing window.

BATHROOM With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, decorative cladding and rear facing window.

OUTSIDE To the front of the property is a patio garden. Rear garden is enclosed patio style and a further patio style garden which in enclose. An outhouse currently used as storage.

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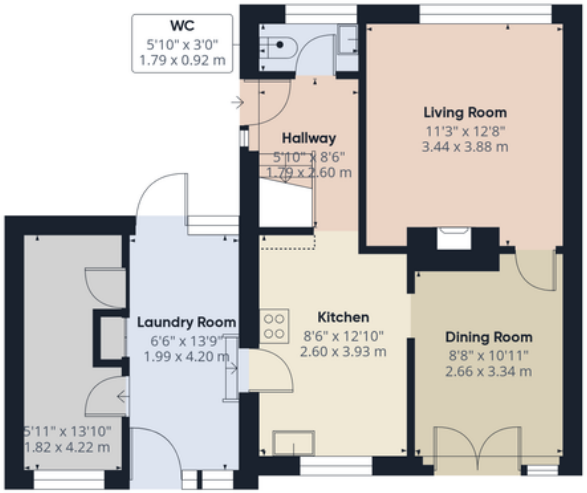
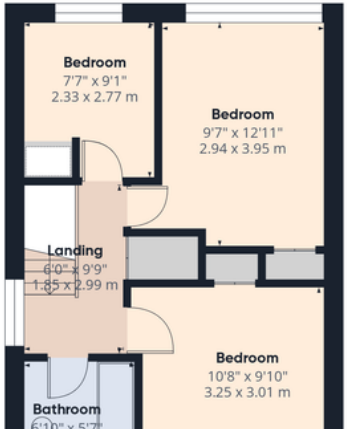



Ground Floor




**Approximate total area**(1)

991 ft²

92.1 m²

**Reduced headroom**

3 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are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