

Churchills



Gwendoline Mews. Sandygate

Wath-Upon-Deerne, Rotherham

- TWO BEDROOM
- MODERN KITCHEN
- OVERLOOKING PARK
- EPC RATING C
- TOP FLOOR APARTMENT
- MODERN BATHROOM
- COMBINATION BOILER

Offers In The Region Of £115,000 Share of Freehold





Situated in Gwendoline Mews, this delightful apartment in Sandygate, Wath-Upon-Dearne, Rotherham, offers a perfect blend of comfort and modern living. Built in 1999, the property boasts a contemporary design that is both stylish and functional.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or enjoying quiet evenings at home. The natural light that floods these areas creates a warm and inviting atmosphere, making it a perfect space for relaxation or social gatherings.



The flat features two well-proportioned bedrooms, providing ample space for rest and privacy. Each room is designed to maximise comfort, ensuring a peaceful retreat at the end of the day. The bathroom is conveniently located, equipped with essential amenities to cater to your daily needs.

In summary, this penthouse flat in Gwendoline Mews is an excellent opportunity for those seeking a modern and spacious home in a desirable location. With its appealing features and convenient setting, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.



ENTRANCE HALLWAY

Single panelled central heating radiator. Storage cupboard off housing combination boiler. Intercom.

LOUNGE

13'11" * 12'8"

uPVC double glazed window to front elevation. Surround housing a modern electric fire with marble back and hearth. Double panelled central heating radiator. TV aerial socket. Telephone point.

KITCHEN

9'8" * 7'8"

uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and hob with extractor over. Space and plumbing for an automatic washing machine. Space for appliance. Circular stainless steel sink unit with mixer tap. Tiles to splash back areas. Breakfast bar with seating for two. Ceramic tiles to floor and splash back areas.

BEDROOM ONE

13'3" * 11'3" reducing to 7'1"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BEDROOM TWO

11'4" * 9'8"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.



BATHROOM

6'3" * 5'8"

Suite in white comprising of bath with direct feed shower over, hand wash pedestal basin and low flush WC. Single panelled central heating radiator. Ceramic tiles to all walls and floor. Extractor fan.

OUTSIDE AND GARDENS

The property has communal gardens surrounding the property. Car park to the rear with an allocated parking space, there is also visitor parking spaces available.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as

soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier
Heating is gas and supplied by Mains Supplier

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

BROADBAND

The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.



Local Authority Rotherham MBC
Council Tax Band A
EPC Rating C

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