

Churchills



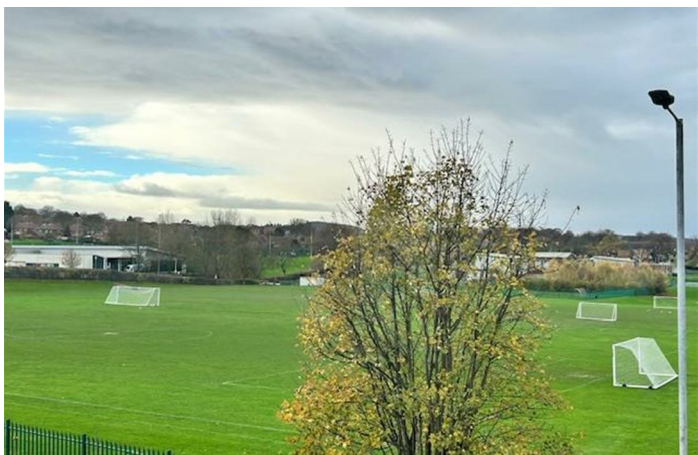
Sandygate

Wath-Upon-Dearne, Rotherham S63 7LB

- ONE BEDROOM
- MODERN KITCHEN
- PRIVATE GROUNDS
- COMBINATION BOILER
- FIRST FLOOR ACCOMMODATION
- SPACIOUS LIVING
- ALLOCATED PARKING
- EPC RATING TBC

Offers In The Region Of £110,000 Leasehold





Situated in Gwendoline Mews, this delightful ground floor apartment on Sandygate, Wath-Up-on-Deerne, 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 a spacious reception room, 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 one well-proportioned bedroom, providing ample space for rest and privacy. The bedroom 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 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 HALWAY

Timber framed doorway. Single panelled central heating radiator. Loft access Point. Intercom.

LOUNGE

12'8" * 11'5"

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

KITCHEN

8'0" * 7'4"

uPVC double glazed window to rear elevation. Range of modern wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with extractor over. Single drainer sink unit with mixer tap. Integrated appliances include fridge, freezer and microwave. Space and plumbing for an automatic washing machine (included in sale). Fully tiled to all walls. uPVC cladding and LED downlights to ceiling. Wall mounted combination boiler.

BEDROOM ONE

15'1" to wardrobes reducing to 8'11" * 11'1"

uPVC double glazed window to rear elevation. Range of fitted wardrobes to one wall and above bed space, bed side cabinets and dresser included. Double panelled central heating radiator.

BATHROOM

6'5" * 5'8"

Suite in white comprising of low flush WC, hand wash pedestal basin to storage beneath. Shower cubicle with direct feed shower. Fully tiled to all walls. Heated towel rail. uPVC cladding to ceiling and LED downlights.

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.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

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

MOBILE COVERAGE

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

BROADBAND

The property broadband speed is excellent with fibre broadband available.



Local Authority Rotherham
Council Tax Band A
EPC Rating

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.