



Wingfield Court Wingfield Road, Wingfield Rotherham S61 4EY

welcome to

Wingfield Court Wingfield Road, Wingfield Rotherham

GUIDE PRICE £155,000 - £160,000. JUST STARTING OUT? - Offered to market is this beautiful two bedroom semi detached property making the ideal purchase for the FTB/small family. Boasting off road parking and rear patio overlooking field views... CALL TO VIEW!



Entrance Porch

Having a side facing double glazed door and a rear facing double glazed window.

Lounge

12' 6" x 17' 4" into stairs (3.81m x 5.28m into stairs)
Having a front & side facing double glazed window and two radiators.

Kitchen

9' 3" into stairs x 11' 10" (2.82m into stairs x 3.61m)
Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. There is also space for a dishwasher. Having a radiator.

Conservatory

8' 6" x 10' 9" (2.59m x 3.28m)
Having a side facing double glazed door and rear facing double glazed French doors.

Landing

Providing access to the part boarded loft via pull down ladder.

Bedroom One

9' 8" into recess x 12' 1" (2.95m into recess x 3.68m)
Having a front facing double glazed window and a radiator.

Bedroom Two

6' 10" x 11' 9" (2.08m x 3.58m)
Having a rear facing double glazed window overlooking views and a radiator.

Bathroom

Fitted with a bath with a shower over, a wash hand basin and a WC. Having a side facing double glazed window, a heated towel rail and storage cupboard housing the boiler.

Outside

To the front is a drive providing off road parking for two cars and a lawned garden.

To the rear is pebbled area with a patio and decking along with a shed.



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Wingfield Court Wingfield Road, Wingfield Rotherham

- Two bedroom semi detached property
- Ideal purchase for the FTB/growing family
- Well presented throughout
- Off road parking
- Rear patio overlooking field views

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 30.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£155 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF115892 - 0006

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