



Treefield Close, Wingfield Rotherham S61 4AB

welcome to

Treefield Close, Wingfield Rotherham

£75,000 - GREAT OPPORTUNITY FOR A FIRST TIME BUYER/INVESTOR - This Two Bedroom 1st floor flat enjoys a pleasant outlook and offers accommodation to briefly comprises:- Entrance, Lounge with balcony, Modern Kitchen, Two Bedrooms and a Bathroom. - CALL US NOW TO VIEW!



Entrance Hall

Having a side facing wood door, a rear facing wood door onto balcony, a radiator & a built in storage cupboard.

Lounge

Having a front facing double glazed window, a door to the balcony & a radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. There is also space & plumbing a fridge & a washing machine. Having a rear facing double glazed window & a radiator.

Bedroom One

Having a front facing double glazed window & a radiator.

Bedroom Two

Having a rear facing double glazed window, a radiator & a built in storage cupboard.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window & a radiator.

Outside

Having communal gardens.



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Treefield Close, Wingfield Rotherham

- Two bedroom first floor flat - two balconies
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/investors alike
- Communal gardens

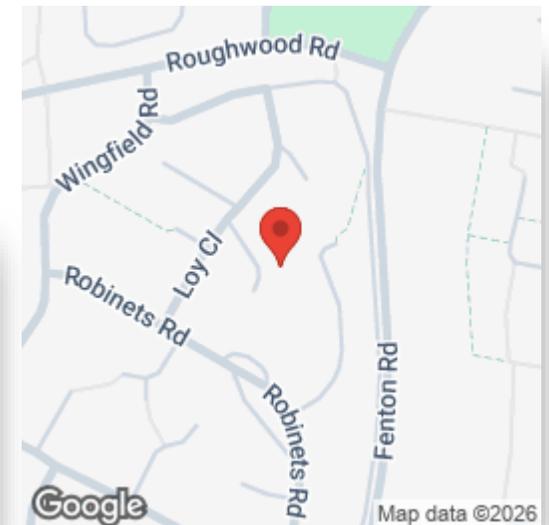
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115019 - 0002

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

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