



19 Treefield Close, Wingfield, Rotherham, S61 4AB

Price Guide £120,000

GUIDE PRICE £120,000- £130,000

This three-bedroom semi-detached house in Rotherham is offered ****for sale**** and represents a suitable option for a family seeking a renovation project. The property currently requires refurbishment and does not have gas central heating fitted, offering scope for improvement and customisation.

Accommodation comprises two reception rooms, one kitchen and one bathroom, providing a practical layout for family living. The location offers good access to local bus routes and motorway links, making commuting by road straightforward to nearby centres such as Sheffield and Barnsley.

Wingfield and the surrounding Rotherham area provide a range of amenities, including schools, local shops and green spaces for everyday convenience and leisure. Rotherham town centre offers further retail, cafés and services, as well as Rotherham Central railway station, with services towards Sheffield, Leeds and beyond. There are also local walking opportunities nearby, making this property of interest to those who value outdoor space.

Entrance Hall

Having a double glazed door into hallway and stairs leading to the first floor.

Kitchen and Utility Room



Having a wall and base units with a sink unit, tiled to splash back areas, storage cupboard, cooker point, with two double glazed windows. A further double glazed door leading into a porch.

Lounge

Having two double glazed windows, radiator and a wall mounted gas fire.

First Floor Landing

Having a storage cupboard.

Bedroom One



Having a double glazed window and a radiator.

Bedroom Two



Having a double glazed window and a radiator.

Bedroom Three

Having a double glazed window and a radiator.

Separate W.C

Having a low level w.c.

Bathroom



Having a panelled bath with a hand wash basin.

Outside



To the front of the property is a lawned garden area with a pathway leading to the front door. To the rear of the property is a low maintenance garden area.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Semi-detached House

Construction type Brick built

Heating Type Electric Wall heater and Gas Fire

Water Supply Mains water supply

Sewage Mains drainage

Gas Type - wall mounted heaters

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type On street parking

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

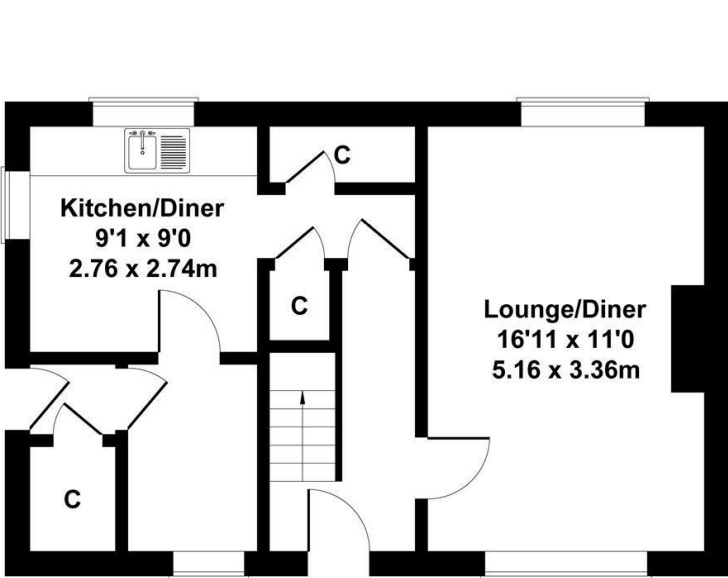
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

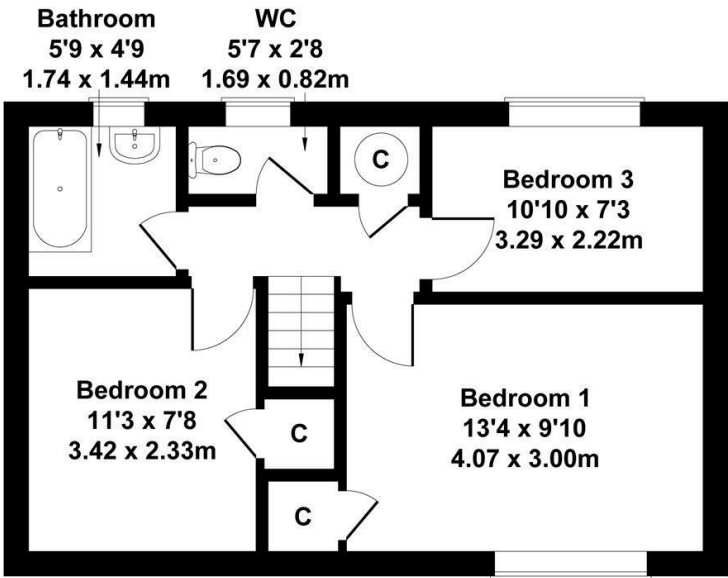
Floor Plan

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Approximate Gross Internal Area
915 sq ft - 85 sq m



GROUND FLOOR



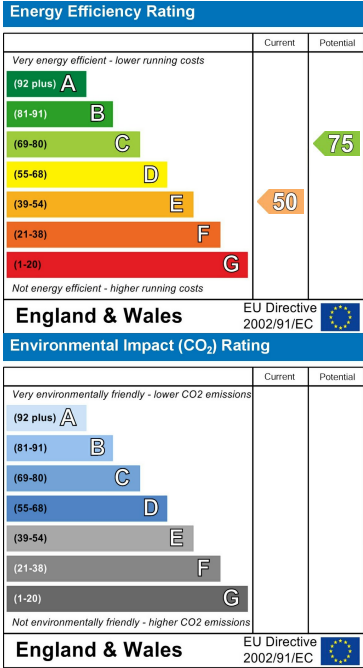
FIRST FLOOR

Floor plans are for identification purposes only. All measurements are approximate.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Merryweathers (Rotherham) Limited 16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

