



196 Wingfield Road, Wingfield Estate, Rotherham, S61 4AY

**Offers Around £85,000**

**## SOLD WITH TENANT IN SITU##** SUITABLE FOR INVESTORS. A two double bedroom, third floor apartment hosting gas fired central heating and double glazing throughout. There are open aspect views to the front and rear and private intercom access only, an early inspection is thoroughly recommended.

## Amenities

The property is well placed for public transport services, local schools and shopping facilities. The property is within reasonable travelling distance of both Rotherham town centre and the M1 motorway network, Junctions 34 and 35 which in turn gives access to the Meadowhall Shopping Complex.

## Directions

From Rotherham head towards Kimberworth along the A629 Wortley Road, continuing straight on over the first roundabout and at the second roundabout turn right onto Fenton Road and continue up the hill towards Wingfield. Turn left onto Roughwood Road and right onto Wingfield road where the property stands upon the left.

## Entrance Hallway

An entrance door gives access. Central heating radiator and intercom system.

## Lounge 14'6" x 15'5" (4.42 x 4.72)



With front facing UPVC double glazed French Doors leading to the balcony and a further side facing UPVC double glazed window and central heating radiator.

## Kitchen 9'3" x 12'5" (2.83 x 3.80)

Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel sink unit with mixer tap. The kitchen is fitted with a range of wall, base and drawer units with a rear facing UPVC double glazed entrance door leading onto the rear balcony. Central heating radiator, space and plumbing for a washing machine and attractive splash-back tiling.

## Bedroom one 12'11" x 12'1" (3.95 x 3.69)



With a front facing UPVC double glazed window and a central heating radiator.

## Bedroom two 12'10" x 9'4" (3.92 x 2.85)



With a rear facing UPVC double glazed window, central

heating radiator and built-in storage cupboard hosting the boiler.

## Bathroom



Hosting a three-piece suite in white comprising of a panelled bath, pedestal wash hand basin and low flush w.c. Central heating radiator and a rear facing UPVC double glazed opaque window.

## Outside

The property stands within communal grounds which are maintained under the service agreement.

## Material Information

Council Tax Band A

Tenure Leasehold

Property Type : TWO BEDROOMED APARTMENT

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

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: NONE

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

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## AGENTS NOTES

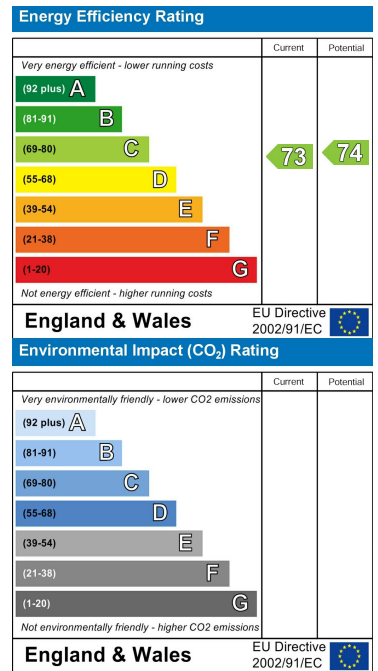
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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**www.merryweathers.co.uk**

**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

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

**Offices also at: Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

