



Orchard Flatts Crescent, Wingfield Rotherham S61 4AR

welcome to

Orchard Flatts Crescent, Wingfield Rotherham

£160,000 - START THE DREAM HERE - Offered to market is this three bedroom semi detached property with NO ONWARD CHAIN making the ideal purchase for the FTB/family buyers alike. Boasting spacious accommodation throughout with off road parking & delightful gardens...CALL TO VIEW!!!



Ground Floor

Entrance Hall

A welcoming entrance providing access to the lounge, a front facing double glazed door, a radiator & the stairs leading the the first floor.

Lounge

12' 6" x 12' 6" (3.81m x 3.81m)

Overlooking the field & wooded views having a front facing double glazed window, a radiator & an electric fireplace.

Dining Room

9' 2" x 8' 10" (2.79m x 2.69m)

A homely space with a rear facing double glazed window looking out to the garden & a radiator.

Kitchen

9' 2" x 9' 2" (2.79m x 2.79m)

Fitted with a series of wall & base units with coordinating worktops housing the sink & drainer. Having a side facing double glazed door leading to the garden, a rear facing double glazed window & a pantry providing additional storage space.

First Floor

Landing

Having a side facing double glazed window, built in storage cupboards & access to the loft via hatch.

Bedroom One

11' 2" x 7' 7" (3.40m x 2.31m)

Having a front facing double glazed window overlooking the field & wooded views , a radiator & fitted wardrobes providing hanging & storage space.

Bedroom Two

10' 10" x 8' 10" (3.30m x 2.69m)

Having a rear facing double glazed window & a radiator.

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

Having a front facing double glazed window & a radiator.

Shower Room

7' 7" x 5' 7" (2.31m x 1.70m)

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

Outside

To the front of the property is a driveway providing off road parking & a patio area boasting beautiful flower beds. Also providing access to the rear.

To the rear is an enclosed lawned garden with a border of plant & flower beds along with a patio area & two outbuildings/shed providing outdoor storage space.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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Orchard Flatts Crescent, Wingfield Rotherham

- Three bedroom semi detached property
- Ideal purchase for FTB/family buyer
- Located in a popular area of Rotherham - close to Meadowhall Shopping Centre
- Driveway providing off road parking
- Front & rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£160 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117298 - 0005

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