



**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.



***view this property online*** [williamhbrown.co.uk/Property/RTF117298](http://williamhbrown.co.uk/Property/RTF117298)



welcome to

## 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

**view this property online** [williamhbrown.co.uk/Property/RTF117298](http://williamhbrown.co.uk/Property/RTF117298)



Property Ref:  
RTF117298 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South  
Yorkshire, S60 2DR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**