



Lapwater Road, Wingfield Rotherham S61 4NF

welcome to

Lapwater Road, Wingfield Rotherham

£155,000 - START THE DREAM HERE - Set in this popular location & boasting spacious accommodation through-out is this three bedroom mid terraced property making an excellent purchase for any first time buyers/young families. CALL US TO ARRANGE A VIEWING!!!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Lounge / Diner

A spacious and beautifully presented open-plan lounge/diner featuring a front-facing window and rear-facing patio doors, allowing an abundance of natural light. The living area is enhanced by a stylish feature media wall incorporating a contemporary fireplace, creating an attractive focal point. This versatile reception room benefits from two radiators and direct access to the private rear patio.

Downstairs W.C

Conveniently located on the ground floor, the downstairs WC is fitted with WC and wash hand basin, providing a practical space for guests and everyday family use.

Kitchen

A well-appointed kitchen fitted with a range of wall and base units complemented by work surfaces incorporating a sink and drainer. The kitchen provides space for a cooker, fridge/freezer, and washing machine, offering excellent functionality. A rear-facing window allows for plenty of natural light, while the rear door provides direct access to the private patio.

Bedroom One

A generously sized principal bedroom featuring a front-facing window that allows for plenty of natural light, creating a bright and welcoming atmosphere. The room offers ample space for bedroom furnishings and benefits from a radiator.

Bedroom Two

A well-proportioned second bedroom featuring a rear-facing window overlooking the garden area, allowing for plenty of natural light. The room

benefits from a radiator and provides versatile accommodation, making it ideal as a double bedroom, guest room, or child's bedroom.

Bedroom Three

Featuring a front-facing window that provides plenty of natural light. The room benefits from a radiator and offers flexible accommodation, making it ideal as a child's bedroom, nursery, home office, or guest room.

Bathroom

The bathroom is fitted with a three-piece suite comprising a paneled bath with shower, WC, and wash hand basin. A rear-facing window provides natural light and ventilation, creating a bright and practical space for everyday use.

Outside

To the front of the property is a good-sized enclosed lawned garden, providing an attractive outdoor space and enhancing the property's kerb appeal.

To the rear is a private patio area, ideal for outdoor dining, entertaining, or relaxing during the warmer months. The rear garden also benefits from an outbuilding, offering useful additional storage space.



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welcome to

Lapwater Road, Wingfield Rotherham

- Beautifully presented three bedroom mid terraced property
- Contemporary decor with modern finishes - move in ready
- Well placed to local amenities - popular residential location
- Attractive front garden with private rear patio area
- Ideal family purchase/FTB purchase

Tenure: Freehold EPC Rating: D

Council Tax Band: A



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117574 - 0002

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