

**Churchills**



## Gwendoline Mews

Wath upon Dearne S63 7LB

- TWO BEDROOM
- MODERN KITCHEN
- ALLOCATED PARKING
- EPC RATING TBC
- GROUND FLOOR APARTMENT
- OVERLOOKING PARK
- COMBINATION BOILER

**Offers Around £115,000 Leasehold - Share of Freehold**





Situated in Gwendoline Mews, this delightful apartment in Sandygate, Wath-Upon-Dearne, Rotherham, offers a perfect blend of comfort and modern living. Built in 1999, the property boasts a contemporary design that is both stylish and functional.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or enjoying quiet evenings at home. The natural light that floods these areas creates a warm and inviting atmosphere, making it a perfect space for relaxation or social gatherings.

The flat features two well-proportioned bedrooms, providing ample space for rest and privacy. Each room is designed to maximise comfort, ensuring a peaceful retreat at the end of the day. The bathroom is conveniently located, equipped with essential amenities to cater to your daily needs.

In summary, this flat in Gwendoline Mews is an excellent opportunity for those seeking a modern and spacious home in a desirable location. With its appealing features and convenient setting, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.



#### **ENTRANCE HALLWAY**

Solid wood flooring. Single panelled central heating radiator. Storage cupboard off housing combination boiler. Intercom.

#### **LOUNGE**

13'10" \* 12'3"

uPVC double glazed window to front elevation. Surround housing a modern electric fire with marble back and hearth. Double panelled central heating radiator. TV aerial socket. Telephone point.



#### **KITCHEN**

uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and hob with extractor over. Space and plumbing for an automatic washing machine. Space for further appliance. One and a half bowl single drainer sink unit with mixer tap. Tiles to splash back areas. Extractor fan.

#### **BEDROOM ONE**

13'3" reducing to 10'0" \* 11'3"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

#### **BEDROOM TWO**

9'8" increasing to 12'11" \* 11'3"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.



## **BATHROOM**

6'2" \* 5'10"

Suite in white comprising of bath with direct feed shower over, hand wash pedestal basin and low flush WC. Single panelled central heating radiator. Fully tiled to all walls. Extractor fan.

## **OUTSIDE AND GARDENS**

The property has communal gardens surrounding the property. Car park to the rear with an allocated parking space, there is also visitor parking spaces available.

## **VIEWINGS**

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).

## **IMPORTANT INFORMATION**

**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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

## **MEASUREMENTS**

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

## **WATER SUPPLIER AND SEWERAGE**

Water and sewerage services are supplied by Mains Supplier.

## **ELECTRICITY AND HEATING SUPPLIER**

Electricity is supplied by Mains Supplier  
Heating is gas and supplied by Mains Supplier

## **MOBILE COVERAGE**

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

## **BROADBAND**

The property broadband speed is excellent with fibre broadband available.



**Local Authority Rotherham**  
**Council Tax Band A**  
**EPC Rating**

**Churchills Sales Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.