

FOR SALE



Pleasley Road, Whiston
Guide Price £240,000

MARTIN&CO



Pleasley Road, Whiston

4 Bedrooms, 1 Bathroom

Guide Price £240,000

- Four bedrooms
- Off road parking
- Larger than average garden
- Lounge
- Dining room

GUIDE PRICE £240,000 - £250,000. Spacious four-bedroom semi-detached family home has a unique charm. It features three reception rooms, perfect for relaxation and entertainment. The property also offers convenient off-road parking, providing easy access to commuter links, local amenities, and public transport.

As you enter, a side entrance hall welcomes you with stairs leading to the first-floor landing. The lounge has a beautiful bay window and a feature fire surround with an electric fire for cozy evenings. The dining room has double doors that lead to the third reception room, creating a seamless flow throughout the property. The well-appointed kitchen, accessible through an archway from the dining room, includes fitted wall and base units, as well as essential appliances like an oven, hob, and extractor hood.

The third reception room is versatile and can be used for various purposes, thanks to its French style doors at the front and rear. Upstairs, the first-floor landing leads to four generous-sized bedrooms, perfect for a growing family. There is also a conveniently located family bathroom.

Outside, the property offers off-road parking and steps leading to the side door. The front area features an



attractive artificial lawn, ensuring low maintenance. The larger-than-average rear garden is predominantly laid to lawn and includes a patio area for alfresco dining and entertaining. There is also a store room for additional storage.

If you need more information or would like to arrange a viewing, please feel free to reach out.

ENTRANCE HALL With stairs rising to the first floor landing, side facing entrance door and window.

LOUNGE With coving and rose to the ceiling. The focal point of the room is the feature fire surround housing the electric fire and front facing bay window.

DINING ROOM With coving and rose to the ceiling, and arch leads to the kitchen and double doors open into the third reception room/sitting room.

RECEPTION ROOM THREE A versatile room with

coving to the ceiling and front and rear facing French style doors.

KITCHEN With a range of fitted wall and base units, Wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, hob, oven, plumbing for washing machine, space for fridge freezer tiled splash backs, rear facing window and entrance door.

LANDING An L shape landing with dado rail to half height.

BEDROOM ONE A double size room with front facing window.

BEDROOM TWO With access to loft, cupboard housing the central heating boiler and side facing window.

BEDROOM THREE With store cupboard and rear facing window.



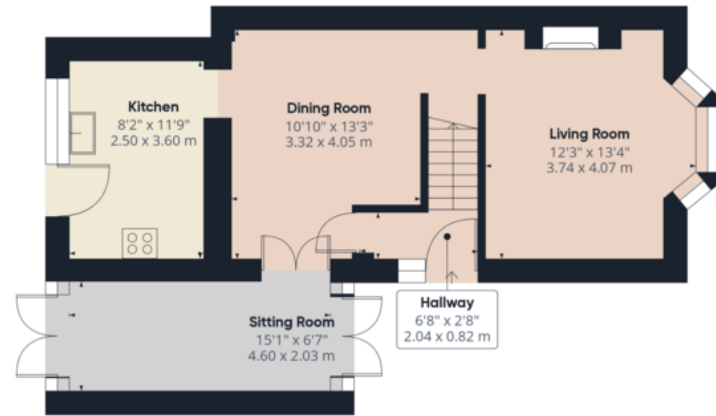
BEDROOM FOUR With a front facing window.

BATHROOM With a three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, tiled floor, walls and rear facing window.

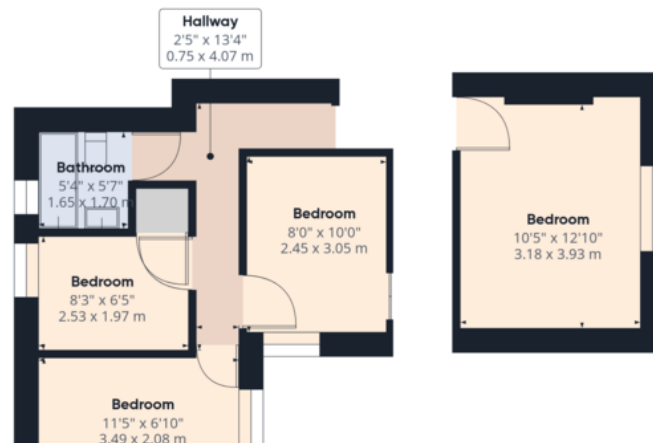
OUTSIDE To the front of the property is a drive providing off road parking. Steps rise to the front garden which is artificial grass and gates open to a patio area and access to the side entrance door, with outside electric socket. To the rear of the property is a patio area with storage room, and an extensive lawn beyond.







Ground Floor



Approximate total area¹⁸
 1005.38 ft²
 93.4 m²

Excluding balconies and terraces

While every attempt has been made to

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