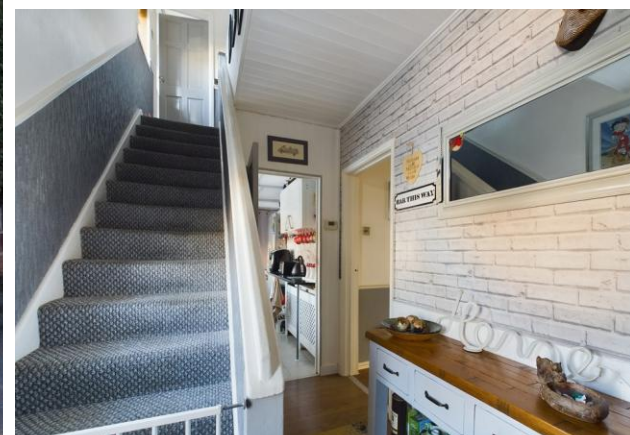


ON HOLD



Cow Rakes Lane, Whiston
Guide Price £225,000


MARTIN & CO



Cow Rakes Lane, Whiston

3 Bedrooms, 1 Bathroom

Guide Price £225,000

- Convenient Whiston location
- Three good sized bedrooms
- Ample off-road parking
- Conservatory with garden views
- Well-maintained rear garden

Nestled in the sought-after area of Whiston, 15 Cow Rakes Lane offers a well-maintained and practical home, perfect for a wide range of buyers. This three-bedroom semi-detached property is ready to move into and is ideally positioned for accessing local amenities, transport links, and commuter routes. The property features a functional layout, starting with an entrance hall leading to a bright sitting/ dining area. French doors open into the main sitting room, which connects to a conservatory overlooking the back garden. The kitchen is fitted with wall and base units, complemented by a useful pantry for additional storage. Upstairs, the first floor comprises a generous master bedroom, two additional bedrooms, and a family bathroom conveniently located at the top of the stairs.

Externally, the property is designed with practicality in mind. The front offers ample off-street parking, complete with gates for added security. The rear garden is a standout feature, offering a combination of patio and astro-turfed areas, bordered with plants and a storage shed. Additional side storage further enhances the outdoor space.

Whiston is a vibrant area with plenty to offer. Nearby schools include Whiston Junior and Infant School and



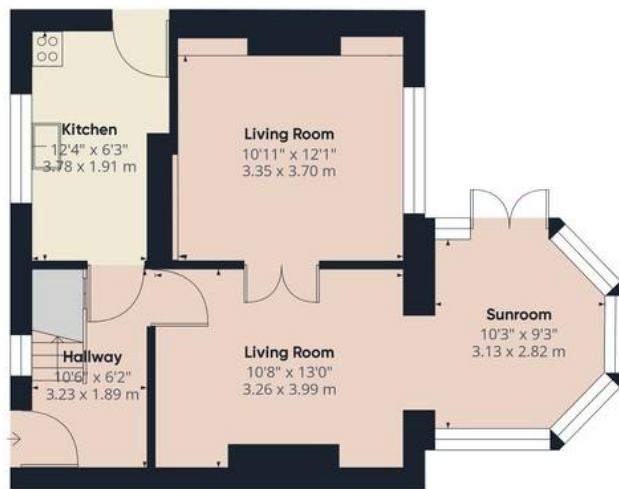
Rotherham's renowned Oakwood High School. For everyday essentials, local supermarkets such as Morrisons and Aldi are within easy reach. Public transport options, including bus routes and nearby rail links at Rotherham Central Station, make commuting straightforward, while the M1 and A57 provide quick access to Sheffield and beyond.



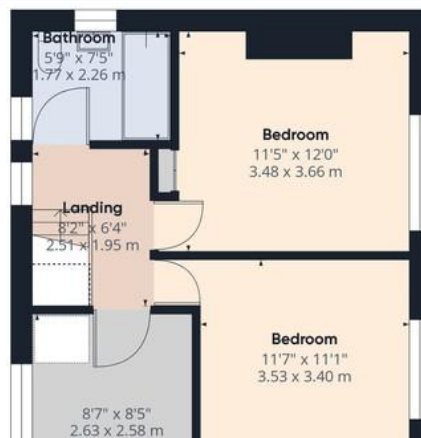


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Ground Floor



Approximate total area⁽¹⁾

948.41 ft²
88.11 m²

Reduced headroom

0.13 ft²
0.01 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

