

FOR SALE



Norbrook way, Whiston

3 Bedrooms, 1 Bathroom, End terrace

Asking Price Of £110,000



Notice Of Offer

Norbrook way, Whiston

3 Bedrooms, 1 Bathroom

Asking Price Of £110,000

Property Address: 2 Norbrook Way, Whiston, S60 4DQ

We advise that an offer has been made for the above property in the sum of £126,500 Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Martin and Co Rotherham, 5a Worry Gosse Lane, Whiston, Rotherham S60 4AA
Agents Telephone Number: 01709 544982

- Three bedrooms
- End townhouse
- No chain
- Popular location
- Commuter links

Located in the sought-after area of Whiston, this three-bedroom end townhouse is available with no onward chain, making it an excellent opportunity for a variety of buyers. With easy access to commuter links, local amenities, and public transport, the property is well-positioned for convenience while offering a practical layout and outdoor space.

The entrance hall leads to a ground-floor WC, a useful addition for family living or when entertaining guests. The kitchen is fitted with a range of wall and base units, providing ample storage and workspace. To the rear of the property, the lounge and dining area offer a well-sized living space, with patio doors leading out to the garden, allowing plenty of natural light into the room. Upstairs, the first-floor landing gives access to three bedrooms, all well-proportioned and offering flexibility for family living, home working, or guest accommodation. The family bathroom includes a three-piece suite, providing a functional space for everyday use.

Externally, the property benefits from garden areas to both the front and rear. The rear garden offers potential for outdoor seating or gardening, while useful outbuildings provide extra storage.





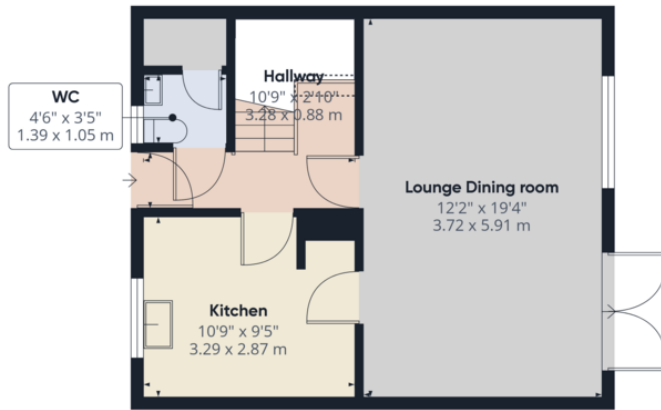
Whiston is a well-regarded area with a strong sense of community and excellent local amenities. Supermarkets such as Morrisons and Aldi are within easy reach, while nearby Whiston village offers a range of independent shops, cafes, and pubs. For families, local schools include Whiston Worrygoose Primary School and Oakwood High School, both well-rated. Commuters will appreciate the excellent transport links, with easy access to the M1 and Sheffield Parkway, as well as regular public transport services connecting to Rotherham, Sheffield, and surrounding areas. With its practical layout, no onward chain, and excellent location, this property presents a great opportunity for those looking to make a move.



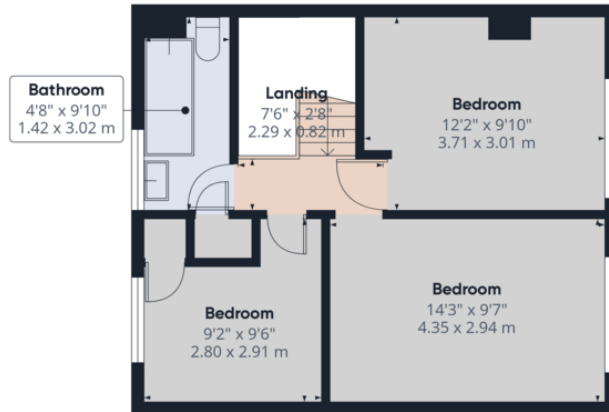


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1

Approximate total area⁽¹⁾

838.95 ft²
77.94 m²

Reduced headroom

2.97 ft²
0.28 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Martin & Co Rotherham

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<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 for 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.

