

FOR SALE



Saville Road, Whiston
Guide Price £210,000


MARTIN & CO



Saville Road, Whiston

3 Bedrooms, 1 Bathroom

Guide Price £210,000

- Semi detached
- Three bedrooms
- 20 year roof guarantee
- Larger than average garden
- Well appointed

GUIDE PRICE £210,000 - £220,000. Located in the sought-after area of Whiston, Saville Road offers a beautifully presented three-bedroom semi-detached home with a range of features that make it an appealing choice for a variety of buyers. This well-maintained property benefits from a recent roof replacement with a 20-year guarantee, adding to its peace of mind and long-term value. The inclusion of a versatile garden pod, currently used as a cinema room, offers additional living space that could be adapted to suit individual needs, whether as a home office, gym, or hobby room.

The property opens into a welcoming entrance hallway with stairs leading to the first floor. The ground floor accommodation comprises a spacious lounge with dual aspect windows, allowing plenty of natural light to fill the room. The laminate flooring offers a practical and stylish touch, and the layout of the room makes it ideal for both relaxation and entertaining.

The dining kitchen is a real highlight, featuring a modern range of fitted wall and base units that provide ample storage and workspace. Integrated appliances include a fridge freezer, oven, hob, and extractor, ensuring a streamlined and practical kitchen. There is space for a dining table, making this a perfect spot for family meals or entertaining guests.



The French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living and allowing the kitchen to benefit from natural light and garden views.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms. Each bedroom is neutrally decorated, offering a blank canvas for new owners to personalise. The rooms are all large enough to accommodate beds and additional furniture, making them suitable for use as bedrooms, guest rooms, or home office space as needed. The family bathroom is fitted with a white three-piece suite, including a bath with a shower over, a wash basin, and a low-level WC. The clean and fresh design ensures the bathroom is both functional and ready to use.

Externally, the property is just as impressive. The front of the home features a block-paved driveway, providing off-street parking and adding to the convenience of the property. The generous rear garden is an excellent space for outdoor activities, offering a mix of a decked area, a well-maintained lawn, and the garden pod. The decked area is ideal for

outdoor seating and dining, providing a private space to enjoy during the warmer months. The garden pod adds real versatility, with its current use as a cinema room demonstrating the potential for it to be adapted to a range of uses. Whether it's a workspace, a playroom, or a quiet retreat, this additional space adds valuable functionality to the property.

Whiston itself is a highly regarded area, known for its community feel and excellent range of amenities. Local shops, cafes, and services are easily accessible, while Rotherham town centre is just a short drive away for a wider range of shopping and leisure options. Everyday essentials are catered for by nearby supermarkets including Morrisons, Aldi, and the Parkgate Shopping Centre, offering a range of high street brands and larger stores.

For families, Whiston is well-served by reputable schools such as Whiston Junior and Infant School and Oakwood High School, both of which are within easy reach. The area is also well-connected for commuting, with good public transport links and easy access to the M1 and M18 motorways, making travel to Sheffield,



Doncaster, and beyond straightforward. Overall, Saville Road combines well-presented interiors with practical features and a highly desirable location. The recent updates and thoughtful additions such as the garden pod mean the property is ready to move into while still offering scope for personalisation. This home is well-suited to a range of buyers, from growing families to those looking for versatile living space in a popular setting.

ENTRANCE HALL With laminate floor, stairs rise to the first floor landing and front facing entrance door.

LOUNGE With laminate flooring, there is a feature wall with inset lighting. With dual aspect windows to front and side.

DINING KITCHEN Having a range of fitted wall and base units in high gloss finish, wall units include extractor hood and there are downlights to the ceiling.

Base units are set beneath contrasting worktops which include a single bowl sink, integrated fridge freezer, oven, hob, microwave, laminate floor, dual aspect windows to side, rear and rear facing French doors to the garden.

LANDING With access to all bedrooms and bathroom.

BEDROOM ONE A double size room with front facing window.

BEDROOM TWO A double size room with rear facing window.

BEDROOM THREE A good size single bedroom with front facing window.

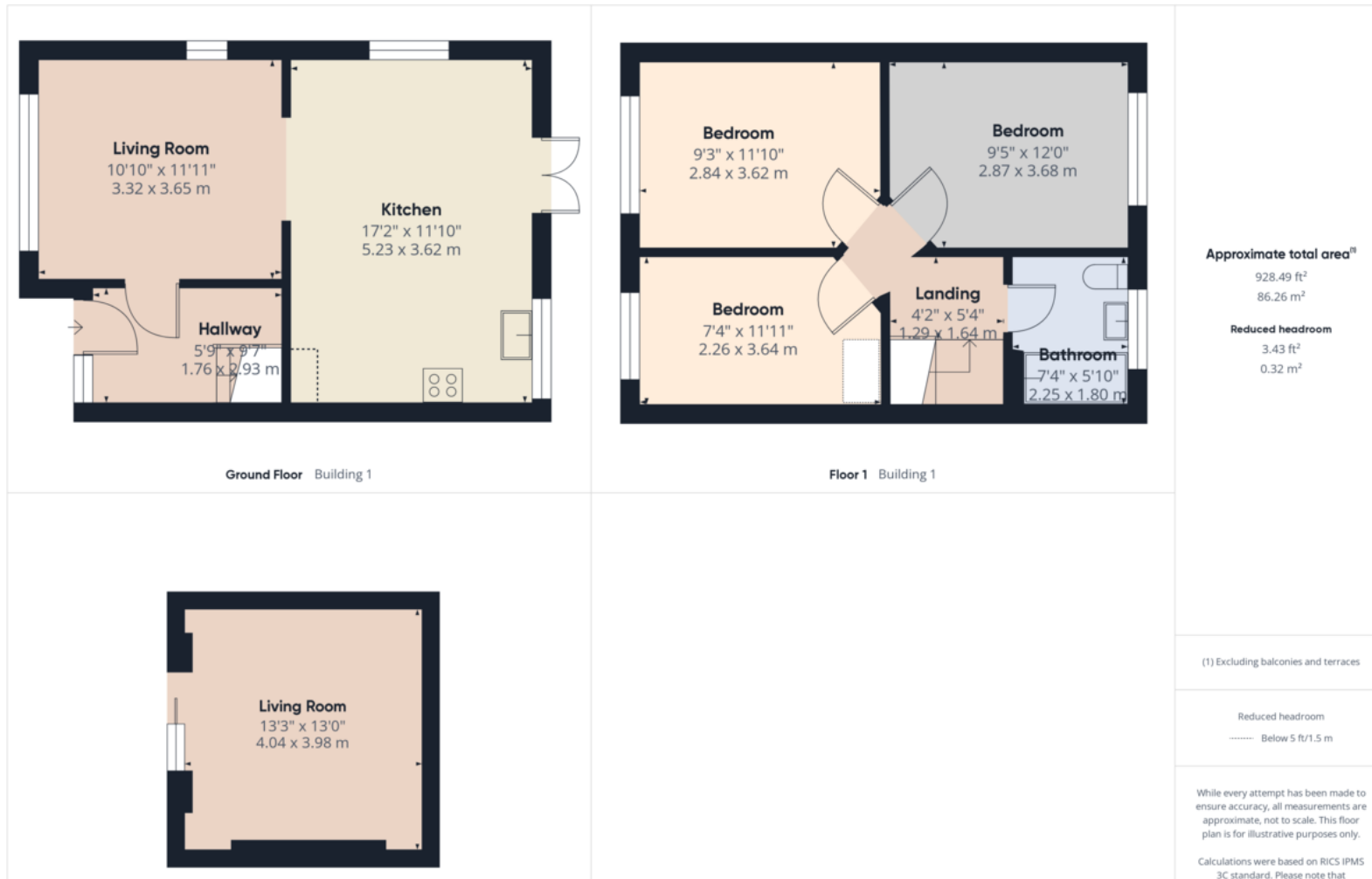
BATHROOM Having a white three piece suite which comprises of a bath with shower over, vanity wash hand basin, w,c, tiled walls and rear facing window.

OUTSIDE To the front of the property is a block paved drive providing off road parking. To the rear is a generous size garden with decked area and lawn. The added feature is the garden pod currently used as a cinema room, with French doors, this could be utilised to suit the new buyers own needs.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		





Martin & Co Rotherham

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

01709 544982

<http://www.martinco.com>



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