

FOR SALE



Alma Row, Whiston
Guide Price £240,000


MARTIN & CO



Alma Row, Whiston

3 Bedrooms, 1 Bathroom

Guide Price £240,000

- Mid terrace
- Three bedrooms
- Three storey
- Open plan living
- Off road parking

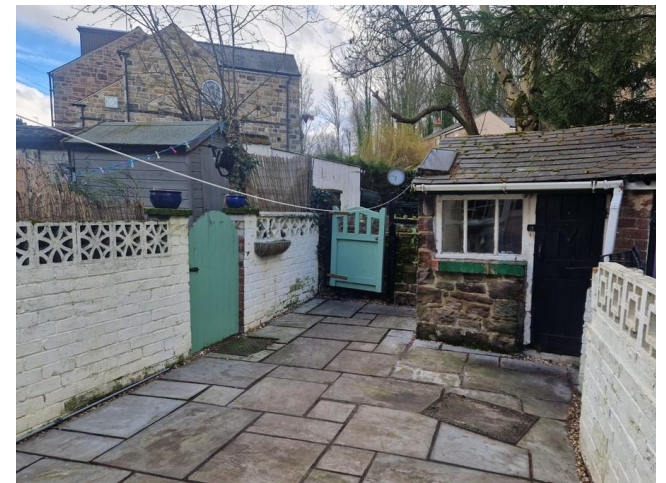
GUIDE PRICE £240,000 - £250,000. Positioned in the highly sought-after Whiston Village, this beautifully presented three-bedroom home blends period charm with modern convenience. Set over three levels, it offers versatile living space that would suit a variety of buyers. The property benefits from an open-plan ground floor, a stylish four-piece bathroom, off-road parking, and enclosed gardens to the front and rear. With excellent transport links, well-regarded schools, and local amenities on the doorstep, this is a fantastic opportunity for anyone looking to enjoy village life while remaining well-connected.

The home is set back from the road, with an enclosed front garden featuring a patio and well-maintained borders, adding kerb appeal. A front entrance porch provides a practical space for coats and shoes before leading into the lounge area. The lounge is a welcoming space with a feature fireplace housing an electric stove, offering both warmth and character. The open-plan design continues into the dining area, where an open staircase adds a stylish focal point and leads to the upper floors. The layout creates a seamless flow between living and dining spaces, making it ideal for entertaining or everyday family life. To the rear of the ground floor, the kitchen is fitted with a range of shaker-style wall and base units, offering both storage and style. The neutral tones



complement the work surfaces, creating a timeless look. A dedicated utility area provides additional storage and space for appliances, keeping the main kitchen area uncluttered. The thoughtful layout ensures practicality without compromising on aesthetic appeal. Moving upstairs, the first floor offers a spacious double bedroom, positioned to allow plenty of natural light. The room provides ample space for furniture, making it a comfortable and versatile retreat. The family bathroom is also on this level, featuring a white four-piece suite that includes a roll-top bath, a separate shower cubicle, a wash hand basin, and a W.C. The bathroom design combines classic style with modern fittings, offering a relaxing space to unwind. A second staircase leads to the top floor, where two further bedrooms are located. These rooms offer flexibility, whether used as additional bedrooms, a home office, or guest accommodation. The top floor benefits from a sense of privacy, making it ideal for growing families or those needing dedicated work-from-home space. Outside, the rear garden is enclosed, providing a safe

and private outdoor space. A patio area offers a perfect spot for outdoor seating or dining, while a storeroom provides additional storage. The garden is well-proportioned and easy to maintain, making it a great extension of the living space. Off-road parking is another key advantage, ensuring convenience for homeowners and visitors alike. Whiston Village is a highly desirable area known for its blend of historic charm and modern amenities. Everyday essentials are within easy reach, with supermarkets such as Morrisons and Aldi just a short drive away. The village itself offers a selection of independent shops, cafés, and traditional pubs, adding to its appeal. For families, the property is well-placed for local schools, including Whiston Worrygoose Primary and Oakwood High School, both of which have strong reputations. Commuters will appreciate the excellent transport links, with easy access to the M1 motorway providing connections to Sheffield, Rotherham, and beyond. Rotherham Central train station is also nearby, offering services to major destinations, including Sheffield and



Doncaster. For those who travel further afield, Doncaster Sheffield Airport is within easy reach. This home offers a fantastic balance of character, practicality, and location. With its open-plan ground floor, stylish bathroom, enclosed gardens, and off-road parking, it is well-suited to a variety of buyers. Whether looking for a first home, a family property, or a characterful house in a sought-after village setting, this is an opportunity not to be missed.

FRONT ENTRANCE PORCH With a front facing window, side facing entrance door and door to the lounge.

OPEN PLAN LOUNGE / DINING AREA / KITCHEN Lounge area with decorative beams to the ceiling and front facing window. The focal point of the area is the feature fire surround with inset electric stove. With laminate flooring, dado rail and two wall light points. The dining area has tiled floor, decorative beams to the

ceiling and a dog leg open plan staircase rising to the first floor landing. Kitchen area has decorative beams to the ceiling. With a range of fitted wall and base units in shaker style, wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, space for range style cooker, tiled floor, tiled splash backs, rear facing window and rear facing stable style door. Utility area having worktop with plumbing for washing machine, wall mounted central heating boiler and tiled floor.

FIRST FLOOR LANDING With rear facing window, dado rail and open plan stairs to the second floor landing.

BEDROOM ONE A double size room with decorative beams to the ceiling and two front facing windows.

FAMILY BATHROOM Having been recently refitted with a white four piece suite which comprises of a roll top bath, wash hand basin, low flush w.c, shower

cubicle with tiled splash backs, laminate floor, tongue and groove paneling to half height and rear facing window.

SECOND FLOOR LANDING With access to two further bedrooms.

BEDROOM TWO A double size room with front facing window.

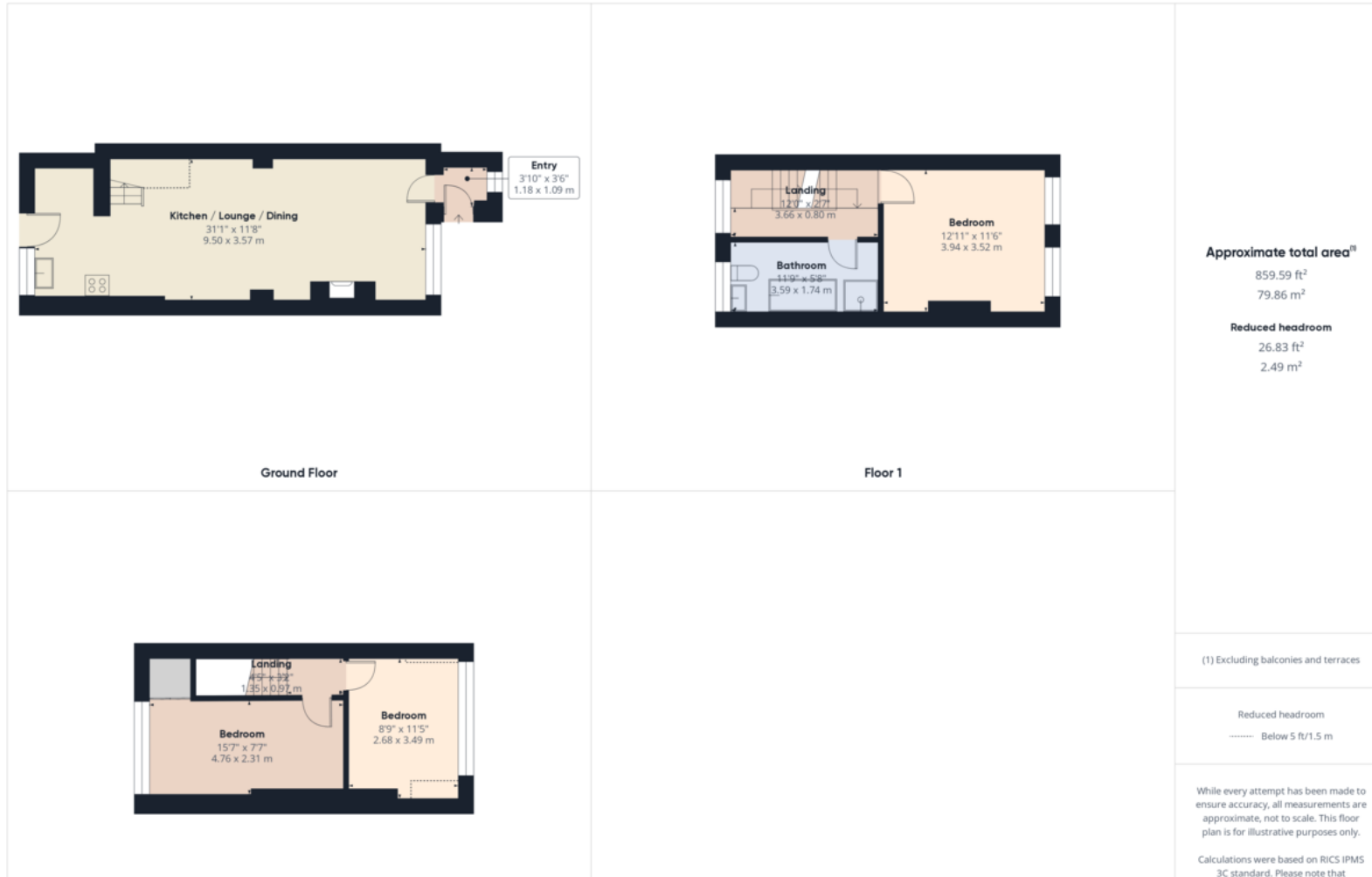
BEDROOM THREE A generous size room with rear facing window.

OUTSIDE To the front of the property is a paved patio area with shrub borders. To the rear is an enclosed patio style garden with outbuilding. There are two parking spaces.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





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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