

FOR SALE



Sheep Cote Road , Whiston
Guide Price £245,000


MARTIN & CO



Sheep Cote Road , Whiston

3 Bedrooms, 1 Bathroom

Guide Price £245,000

- Semi detached
- Three bedrooms
- Two reception rooms
- Drive and garage
- Popular location

GUIDE PRICE £245,000 - £255,000. Set within the sought-after area of Whiston, this semi-detached property on Sheep Cote Road offers an excellent balance of practical space, good transport links and access to local schools and amenities. With a traditional layout across two floors, it includes two reception rooms, three bedrooms, a recently re-roofed exterior and views over the rear garden, all adding to its appeal. This is a well-positioned home that will suit a wide range of buyers, especially those looking for something with scope for personalisation over time. The ground floor layout begins with a porch leading through to the entrance hall, where stairs rise to the first floor. The lounge sits at the front of the house, featuring a bay window, gas fire with a surround, and double internal doors that open into the dining room. This second reception space includes patio doors leading to the garden, allowing for a good connection between indoor and outdoor areas. Together, these two rooms create a more flexible living and dining arrangement, whether for day-to-day use or when extra space is needed for visitors.

The kitchen is positioned at the rear of the house, with a range of fitted wall and base units offering practical storage and integrated appliances including a fridge freezer, washing machine, oven, hob and extractor. The kitchen is a sensible space in its current layout



and offers further potential for anyone looking to modernise or adapt it in future. From a functional perspective, everything is already in place, making this a very usable home from day one.

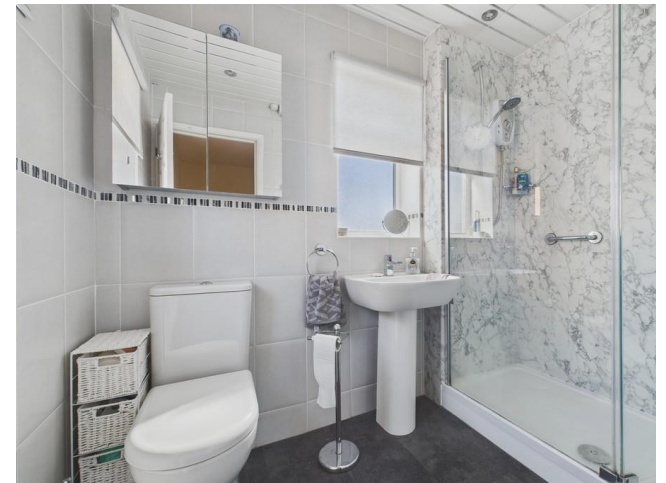
Upstairs, there are three bedrooms in total-two doubles and a single. The main bedroom benefits from a bay window that brings in additional light, while the remaining rooms offer flexibility for family, guests or work-from-home use. The shower room features a white three-piece suite with shower enclosure, wash basin and WC, with neutral tiling and fixtures in place. The plot offers some good outdoor space, starting with a lawned front garden and a driveway that runs to the side of the house, giving off-street parking and access to a single garage. At the back, there's a paved patio area leading onto a lawn, all enclosed by fencing and offering a pleasant outlook with rear-facing views that give a more open feel than many similar homes.

Whiston is a consistently popular area, due in part to its village feel combined with excellent access to both Rotherham town centre and major transport links. The M1 and M18 are easily reached, making this a strong

option for commuters travelling to Sheffield, Doncaster or further afield. Rotherham Central railway station is just under 3 miles away, providing regular services to Leeds, Sheffield and Manchester. Bus routes also run along nearby roads, making travel into town or to Meadowhall straightforward.

Local amenities are close by, including a Morrisons and Aldi at nearby Parkgate, with additional supermarkets and retail options in Rotherham town centre. For families, the area is well-served by schools, including Whiston Junior and Infant School and Oakwood High School, both of which are within easy reach. There are also local parks and green spaces, including nearby Sitwell Park and Whiston Brook, ideal for weekend walks or time outdoors.

This is a house that has clearly been well maintained over time, including the recent roof works, and would suit a buyer looking for a well-proportioned home that's ready to move into with scope to put their own stamp on things over time. The two reception rooms and private garden space make it especially practical, and the combination of transport links and school access



adds to the long-term appeal.

FRONT ENTRANCE PORCH With door to the entrance hall, front facing entrance door, tiled floor, side and front facing windows.

ENTRANCE HALL With a staircase rising to the first floor landing, side facing window and delph shelf.

LOUNGE A generous size room with front facing bay window. The focal point of the room is the feature fire surround housing the gas fire with back boiler behind and double doors open into the dining room.

DINING ROOM Having patio doors which open onto the rear garden and offer views.

KITCHEN Have a range of fitted wall and base units. Base units are set beneath worktops which include a one and a half bowl sink, hob, oven, integrated fridge

freezer, integrated washing machine, downlights to the ceiling, tiled floor, tiled splash backs, side facing entrance door and rear facing window offering views.

LANDING With loft access, cupboard and side facing window.

BEDROOM ONE A double size room with front facing bay window.

BEDROOM TWO A double size room with built in cupboard, rear facing window offering views.

BEDROOM THREE A single size room with built in cupboard and front facing window.

SHOWER ROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, walk in shower, rear facing window, downlights to the ceiling, tiled and decorative boarding to the walls.

OUTSIDE To the front of the property is a lawn with borders with drive to the side with double gates. A single garage. Rear garden has a patio area with electric awning above the patio doors, lawn and far reaching view beyond.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 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>



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.