

FOR SALE



Furnival Way, Whiston
Guide Price £150,000


MARTIN & CO



Furnival Way, Whiston

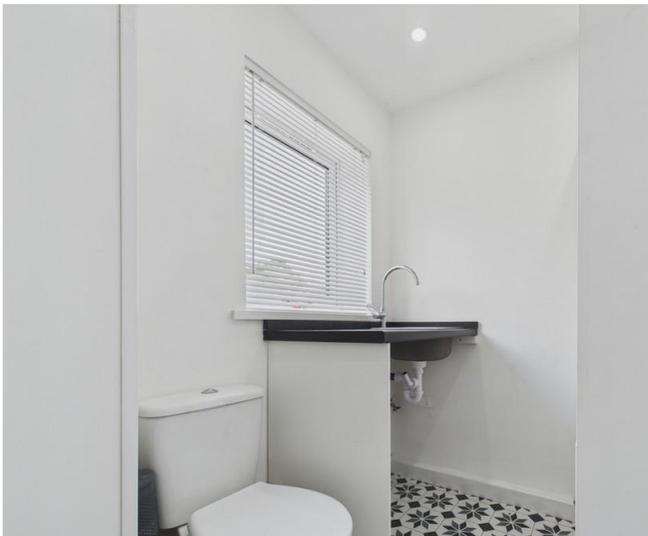
3 Bedrooms, 1 Bathroom

Guide Price £150,000

- Fully renovated
- Three bedrooms
- Utility / Wc
- Dining kitchen
- Cul de sac

GUIDE PRICE £150,000 - £160,000. Set in a cul-de-sac in the popular village of Whiston, Furnival Way is a fully renovated three-bedroom mid townhouse offered with no chain, making it an ideal option for anyone looking to move quickly. The property has been thoughtfully updated throughout, offering a clean, modern interior that's ready to move into. Situated in a location known for its convenient access to major road links including the M1, M18, and the Sheffield Parkway, it suits buyers who need easy commuting options while enjoying a quieter, residential setting.

The village of Whiston itself has long been a popular choice for families, professionals and downsizers alike. It offers a blend of local amenities and green space, with Whiston Brook Nature Reserve just a short walk away. For day-to-day needs, there's a Sainsbury's Local and a Co-op nearby, while Rotherham town centre, just a 10-minute drive, provides more extensive shopping and services. For those with children, Whiston Junior and Infant School is close by and well regarded locally, while Oakwood High School and Thomas Rotherham College are within easy reach for older students. The area is also served by regular bus routes and sits within a short drive of Rotherham Central station for rail connections to Sheffield, Doncaster and Leeds.



Inside, the house opens into an entrance hall with stairs rising to the first floor. Just off the hallway is a practical utility room that also doubles as a downstairs WC - a useful addition that maximises space and convenience. The lounge sits at the rear of the house and has a calm, neutral finish, with French doors opening onto the back garden, allowing natural light to flow in and making the most of the outdoor space. It's a simple, comfortable room ideal for day-to-day living. The dining kitchen is positioned at the rear of the house and is fitted with a smart range of white gloss wall and base units, along with an integrated oven, hob and extractor fan. There's space for a dining table, and the layout offers room to cook and entertain without crowding.

Upstairs, the first floor has three well-sized bedrooms. Each has been finished in a consistent modern style, and all provide good proportions for family use or working from home. The standout feature on this floor is the bathroom - upgraded with a full four-piece suite including a separate shower cubicle, panelled bath, WC and vanity basin. It's a spacious, fully tiled room

that feels clean, well thought out and easy to maintain. To the rear, the enclosed garden is ideal for those looking for low maintenance outdoor space. A decked seating area provides room for outdoor dining or relaxing, and the artificial lawn means no mowing is needed - a tidy, straightforward space that gets the benefit of the French doors from the lounge. With its stylish finish, practical layout and great access to transport links and local schools, this is a property that will appeal to a wide range of buyers. Whether as a first step on the ladder, a low-maintenance family home or a straightforward move with no chain complications, this house offers strong value in one of Rotherham's more convenient locations.

ENTRANCE HALL With a staircase rising to the first floor landing, laminate flooring and front facing entrance door with matching side window.

UTILITY ROOM / WC With downlights to the ceiling, single bowl sink with plumbing for washing machine,



low flush w.c, and front facing window.

LOUNGE A generous size lounge with downlights to the ceiling, store cupboard, laminate flooring and rear facing French doors to the garden.

DINING KITCHEN With a range of fitted wall and base units in white, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, oven, hob, laminate flooring, rear facing window and rear facing entrance door.

LANDING With balustrade and front facing picture window.

BEDROOM ONE With rear facing window.

BEDROOM TWO With rear facing window.

BEDROOM THREE With rear facing window.

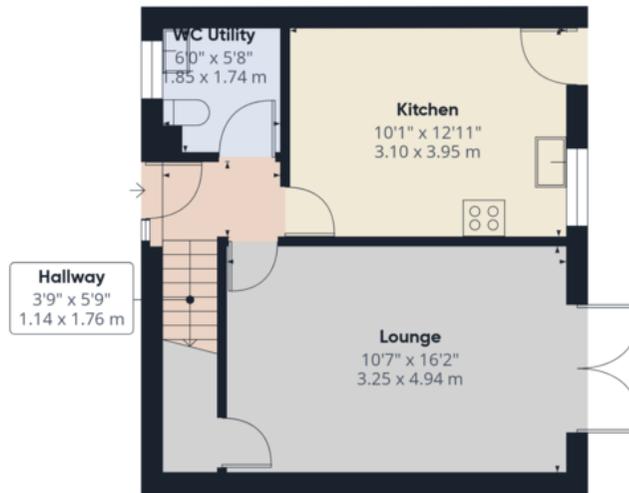
BATHROOM Having a white four piece suite which comprises of low flush w.c, vanity wash hand basin, bath, shower cubicle, decorative wall boards, downlights to the ceiling and front facing window.

OUTSIDE To the rear of the property is an enclosed garden with decked area and artificial lawn.

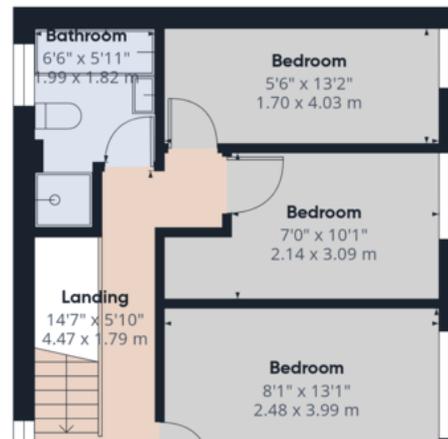


Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		





Ground Floor



Approximate total area^m
762 ft²
70.9 m²

(1) Excluding balconies and terraces

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

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