

FOR SALE



Reresby Crescent, Whiston, Rotherham
Asking Price Of £220,000


MARTIN&CO



Reresby Crescent, Whiston, Rotherham

3 Bedrooms, 1 Bathroom

Asking Price Of £220,000

- Spacious rear garden
- Long private driveway
- Bay windows front and rear
- Double patio doors to garden
- Flexible living and dining space

Set along a popular residential street in Whiston, Reresby Crescent presents a solid opportunity for anyone looking for a practical and well-proportioned property with generous outdoor space and good local amenities.

The house benefits from a long driveway with space for several vehicles, a well-kept front lawn bordered with mature trees and shrubs, and an impressively sized rear garden, which also includes a base for a garage. There's no shortage of potential for anyone looking to make the most of the outdoor space here-ideal for extending the property, building a garage, or simply enjoying a large garden.

ENTRANCE HALL The home is entered via a UPVC front door with side windows that add a touch of natural light to the hallway.

LOUNGE To the right is a front-facing living room, featuring a bay window that adds both character and extra light. This is a good-sized space, with a radiator, TV aerial point, and decorative skirting giving it a neat and tidy appearance.

KITCHEN At the rear of the property, the kitchen is

fitted with cream-coloured base and wall units, a stainless steel sink with drainer, built-in hob, extractor fan, fridge, and space for both a freezer and washing machine. A rear-facing window overlooks the back garden, and there's also a useful under-stairs cupboard-ideal for storing cleaning supplies or using as a pantry.

DINING / LIVING SPACE Adjoining the kitchen is a versatile dining and living space that offers plenty of flexibility. With a generous layout, this room can comfortably support both a dining area and a secondary living area. A built-in worktop doubles as a breakfast bar, offering space for bar stools and casual dining. Double patio doors open out onto the rear garden, making it easy to move between indoor and outdoor areas-especially useful in warmer months or for anyone keen on entertaining.

LANDING Upstairs, the landing is bright and airy thanks to a large side-facing window, and includes a loft hatch with pull-down ladder for convenient access

to storage.

BATHROOM The bathroom sits directly off the landing and features a white three-piece suite, including a bath with overhead shower and screen, wash basin with mirrored cabinet, low flush WC, tiled flooring, a radiator, and an obscured window. Spotlights on the ceiling complete the clean and functional finish.

MASTER BEDROOM The main bedroom, at the front of the house, is another bright room with a bay window and radiator and finished with decorative skirting

BEDROOM TWO The second bedroom looks out over the rear garden and is again well-sized and neatly presented, finished with decorative skirting

BEDROOM THREE / BOX ROOM The third bedroom, or box room, has a front-facing window and would suit use as a single bedroom, nursery, or a home office and again has been finished with a decorative skirting



OUTSIDE Externally, the outdoor space is one of the stand-out features of this property. The front of the house has excellent kerb appeal with a good-sized lawn and established trees and bushes, while the lengthy driveway provides parking for multiple cars. The rear garden offers a substantial area of lawn and the base for a garage is already in place, presenting the option for future development or useful storage.

OVERVIEW Located in Whiston, the property is well-positioned for local amenities, schools, and transport links. Whiston Junior and Infant School and Sitwell Junior School are both within close reach, making this an appealing location for families. For older students, Oakwood High School and Thomas Rotherham College are just a short drive away. Whiston has several convenient shops and services, and larger supermarkets such as Morrisons and Aldi are located nearby in Rotherham town centre, which is less than 10 minutes away by car. Rotherham Central railway station offers direct links to Sheffield, Doncaster, and

Leeds, while the nearby M1 and M18 motorways provide excellent road connectivity for commuters.

In all, Reresby Crescent is a solid property with plenty of space both inside and out. It offers flexibility for modern family living, potential for further development, and benefits from good access to local amenities, transport, and schooling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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