

FOR SALE



Lathe Road, Whiston
Guide Price £240,000


MARTIN&CO



Lathe Road, Whiston

3 Bedrooms, 1 Bathroom

Guide Price £240,000



GUIDE PRICE £240,000 - £250,000. Located in a well-established residential area popular with families and commuters alike, Lathe Road offers a solid and practical layout alongside some thoughtful updates. This three-bedroom semi-detached home has been extended to create a larger ground floor footprint and comes to the market with no onward chain, making the process straightforward for anyone looking to move without delay. The property sits on a quiet street in Whiston, just outside Rotherham, and benefits from easy access to local amenities, good schools, and major travel routes including the M1, M18, and Sheffield Parkway.

At the front, a neat block-paved driveway provides off-road parking and leads up to the extended entrance hall – a useful addition that gives a sense of space on arrival and helps to separate the living areas from the front door. Off the hallway, there's a downstairs WC, which is always practical in a family home or when entertaining.

The lounge offers a straightforward space for everyday living, with room for sofas, media units and shelving. Neutral décor allows for flexibility in styling, while the shape of the room lends itself well to both cosy evenings and everyday routines.

To the rear of the house, the extended kitchen provides a surprisingly generous area, fitted with a

modern range of high gloss cream wall and base units. The layout includes an integrated oven, hob, and extractor fan, with space left for a washing machine, fridge-freezer, and other appliances. There's ample worktop space, and the room opens directly onto the back garden, making it an easy space to manage indoor and outdoor dining in warmer months. Upstairs, the first floor continues the theme of straightforward, practical living. There are three bedrooms in total – and all are accessed from the landing. These rooms could suit a mix of uses including sleeping accommodation, home working, or additional storage, depending on individual needs. The bathroom has been fitted with a white four-piece suite, including a separate shower cubicle, bath, wash basin, and WC. The larger size of this room is a benefit, as many properties of a similar age and type have smaller, more compact bathrooms. This space offers flexibility for future updates or works perfectly as it is.

Outside, the rear garden is enclosed and features a mix of lawn and patio – ideal for low-maintenance

upkeep while still providing space for outdoor seating, a barbecue or play equipment. The layout makes the garden private and easy to enjoy without being overlooked.

Lathe Road is located within the Whiston area, a short drive from Rotherham town centre. Locally, the property is within walking or driving distance of everyday amenities, including convenience stores, post offices and pharmacies. Supermarkets such as Morrisons in Catcliffe, Tesco Extra at Rotherham. For families, nearby schools include Whiston Junior and Infant School and Sitwell Junior School – both with good reputations and within reasonable proximity. Oakwood High School and Thomas Rotherham College are also easily accessible, providing continuity in education.

Commuters are well served by the local road network. The M1 and M18 can be reached within 10 minutes, providing links to Sheffield, Doncaster and Leeds. Sheffield Parkway is also close by, giving access straight into the heart of Sheffield city centre. Public transport is reliable in the area, with several bus routes



passing nearby and Rotherham Central Station providing rail links across South Yorkshire and beyond. This is a straightforward property with a sensible layout, useful extensions and no complications in terms of onward chain – ideal for those wanting to get moving quickly. Whether for a family, a couple, or even someone downsizing but still wanting some garden space, the layout is flexible and easy to adapt over time.

With decent room sizes, off-road parking, and a practical garden, this is a home that works well as it is but also offers the potential to update further in future if desired. The extended kitchen and bathroom, in particular, make this property stand out among similar homes in the area.

ENTRANCE HALL Been extended to include an entrance porch with front and side facing windows, side facing entrance door. Downlights to the ceiling, stairs rise to the first floor landing with under stairs

storage.

WC Having a white two piece suite, comprising of a low flush wc, vanity wash hand basin, two side facing windows and tiled walls.

LOUNGE/DINING ROOM With coving to the ceiling and front facing window..

KITCHEN Having a range of fitted wall and base units in high gloss cream, wall units include extractor hood and there are downlights to the ceiling. Base units are set beneath worktops which include an oven, hob, one and a half bowl sink, plumbing for dish washer, washing machine, space for fridge freezer, breakfast bar, downlights to the ceiling, rear facing window and rear facing French doors to the garden.

LANDING

BEDROOM ONE A double size room with front facing

window.

BEDROOM TWO A double size room with rear facing window.

BEDROOM THREE A single size bedroom with built in bed and front facing window.

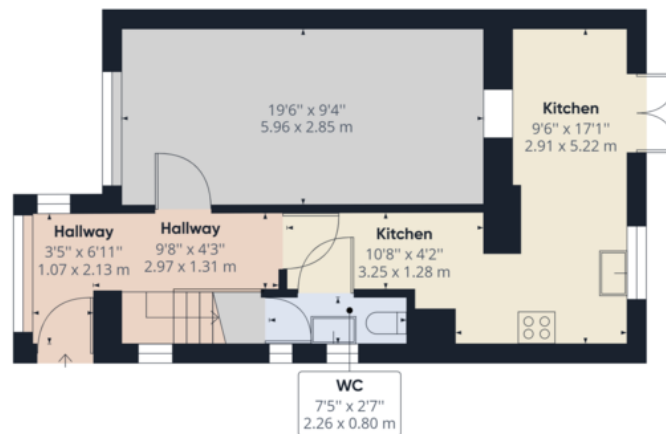
BATHROOM With a white four piece suite which comprises of a low flush w.c, w, ash hand basin, bath, shower cubicle, tiled walls, and rear facing window.

OUTSIDE To the front is a generous block paved drive proving off road parking. To the rear is an enclosed garden with paved patio and lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor Building 1



Approximate total area⁽¹⁾
771.40 ft²
71.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to

Martin & Co Rotherham

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

01709 544982

<http://www.martinco.com>

MARTIN&CO

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.