

FOR SALE



Sandringham Avenue, Whiston
Asking Price Of £185,000


MARTIN & CO



Sandringham Avenue, Whiston

3 Bedrooms, 1 Bathroom

Asking Price Of £185,000

- Semi detached
- Three bedrooms
- Two reception rooms
- No chain
- Drive and garage

Offered for sale with no chain involved is this extended three bedroom semi detached home, positioned within a well established and popular part of Whiston. The property presents an opportunity for those looking to take on a refurbishment project, with clear potential to update and personalise throughout. Currently unregistered, the sale may appeal to a range of buyers including investors, developers, or those keen to create a long term home in a convenient and well connected setting.

The accommodation begins with a side facing lobby which leads into the main living areas. To the front of the property sits the lounge, featuring a bay window that brings in a good level of natural light and adds to the sense of space. An inner hallway provides access to the first floor and links through to the rear reception space. The dining room, which could also serve as an additional sitting room, offers flexibility depending on requirements and overlooks the rear garden. The kitchen is fitted with a range of wall and base units, with space available for freestanding appliances. There is scope here for modernisation and reconfiguration, allowing the layout to be adapted to suit contemporary living preferences if desired. To the first floor, the landing leads to three bedrooms. The main bedroom benefits from fitted wardrobes, providing useful storage. The remaining bedrooms



offer versatility, suitable for use as sleeping accommodation, a home office, or additional storage space. The family bathroom is fitted with a three piece suite and again presents an opportunity for updating. Externally, the property occupies a pleasant plot with a lawned garden to the front and a driveway running along the side, providing off road parking and access to a single garage. The rear garden is mainly laid to lawn with established shrub borders, offering a straightforward outdoor space that could be further landscaped or enhanced.

The location within Whiston remains a key feature. The area is well regarded for its balance of residential surroundings and accessibility. A number of local amenities are within easy reach, including Tesco Extra at Wath upon Deame and Morrisons in nearby Bramley, both offering a wide range of everyday shopping options. Smaller independent shops and services can also be found within Whiston itself. For those considering schooling, the property is positioned within reach of well regarded local options such as Whiston Worrygoose Junior and Infant School,

along with Oakwood High School which serves the wider area. These contribute to the continued demand for housing in this part of Rotherham.

Transport connections are another strong point. The M1 motorway network is easily accessible via Junction 33, making commuting towards Sheffield, Leeds, and further afield relatively straightforward. Sheffield Parkway is also close by, offering a direct route into Sheffield city centre. Regular bus services run through Whiston, connecting to Rotherham town centre and surrounding districts, while rail services can be accessed from Rotherham Central and Meadowhall stations.

Overall, the property offers a solid starting point for improvement, set within a location that continues to attract attention for its convenience and community feel. With no onward chain, the process can move at a pace suited to the buyer, making it an option worth considering for those ready to take on a project.

ENTRANCE HALL With a side facing entrance door,



stairs to the first floor landing and door to the dining room.

DINING ROOM With a wall mounted electric fire, doors to the lounge, access to the kitchen and side facing window.

LOUNGE With a wall mounted gas fire and front facing window.

KITCHEN With a range of fitted wall and base units. Base units are set beneath worktops which include a single bowl sink, gas cooker point, plumbing for washing machine, space for fridge freezer, tiled splash backs, laminate flooring, side facing entrance door and rear facing window.

FIRST FLOOR LANDING With spindle balustrade.

BEDROOM ONE With fitted wardrobes to one wall and front facing window.

BEDROOM TWO With a rear facing window and laminate floor.

BEDROOM THREE With dual aspect windows to the front, rear and laminate flooring.

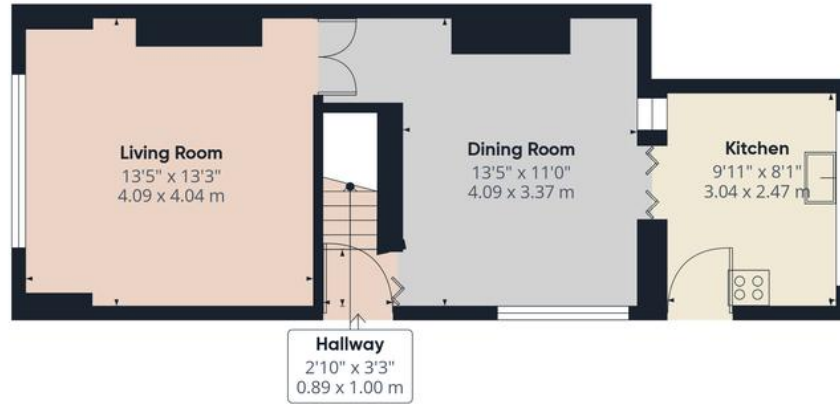
BATHROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, tiled walls and rear facing window.

OUTSIDE To the front is a lawn garden with drive to the side. Carport gives access to the garage. To the rear is good size lawn garden with borders.



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Ground Floor



Approximate total area[®]
852 ft²
79.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

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