

FOR SALE



Royds Avenue, Whiston
Asking Price Of £250,000


MARTIN & CO



Royds Avenue, Whiston

3 Bedrooms, 2 Bathroom

Asking Price Of £250,000

- Semi detached
- Three bedrooms
- En suite
- Extended
- Popular location

Set within a well regarded part of Whiston, this extended semi detached home occupies a pleasant cul-de-sac position and offers flexible living space suited to a range of buyers. The property is conveniently placed for local amenities, reputable schools and excellent transport connections, with straightforward access to the M1, M18 and Sheffield Parkway, making it a practical choice for commuters travelling towards Sheffield, Rotherham and beyond. The accommodation is deceptively spacious throughout and has been thoughtfully extended to create additional living space on both floors. A side facing entrance hall provides access into the home. The lounge sits to the front aspect and features a bay window which brings in good natural light. To the rear of the property is a generously sized dining kitchen fitted with a range of oak wall and base units, offering ample cupboard and worktop space. There is room for dining furniture, making it a practical everyday family area as well as a useful entertaining space. Leading from the kitchen is a utility area, helping to keep appliances separate from the main kitchen area, along with a downstairs cloakroom adding further convenience. The conservatory overlooks the rear garden and provides an additional reception space which could be used as a sitting area, dining space or playroom



depending on requirements. The connection between the kitchen and conservatory creates a sociable layout, well suited to modern living.

To the first floor, the landing gives access to three well proportioned bedrooms and the family bathroom. The principal bedroom has been extended and benefits from a dressing room together with an en suite shower room, creating a practical and private main bedroom arrangement. The remaining two bedrooms are both good sized rooms capable of accommodating a variety of furniture layouts.

The family bathroom is fitted with a three piece suite and serves the additional bedrooms well. Throughout the property there is a good balance of living and bedroom space, making it suitable for growing families, professional couples or buyers looking for additional flexibility when working from home.

Externally, the property continues to impress with off road parking available via a block paved driveway positioned to the front and side. A carport provides covered parking access and leads towards the single garage. The garage has currently been divided into

two storage areas, offering useful additional storage space or potential for alternative use subject to requirements.

The rear garden is mainly laid to lawn with planted borders and a patio seating area, creating an outdoor space suited to both families and those looking for low maintenance outside space.

Whiston remains a consistently popular area due to its convenient location and village feel. There are a range of local shops and amenities nearby, while larger supermarkets including Morrisons, Tesco and Aldi can be found within easy reach. Rotherham Hospital is also close by, along with a selection of well regarded schools including Whiston Worrygoose Junior and Infant School and Oakwood High School. For commuters, nearby motorway access and the Sheffield Parkway allow convenient travel across South Yorkshire and towards Leeds, Doncaster and Nottingham.

ENTRANCE HALL With a side facing entrance door,



side facing window and under stairs cupboard.

LOUNGE With coving and rose to the ceiling. With a front facing bay window and the focal point of the room is the contemporary style electric fire.

DINING KITCHEN Having a range of fitted wall and base units in oak. Wall units include extractor hood. Base units include a hob, oven. There are tiled splash backs and tiled floor. The dining area has a side facing window and stairs rise to the first floor landing. Kitchen area has patio doors to the conservator, rear facing window, plumbing for washing machine and plumbing for dishwasher.

CLOAKROOM Having a white two piece suite comprising of a low flush w.c, wash hand basin and tiled splash back.

LANDING

BEDROOM ONE With coving to the ceiling and front facing window which leads through to the dressing room and access to the en suite.

EN SUITE Having a white three piece suite which comprises of a low flush w,c, wash hand basin, shower cubicle, tiled splash backs and rear facing window.

BEDROOM TWO Having a rear facing window.

BEDROOM THREE Having a front facing window.

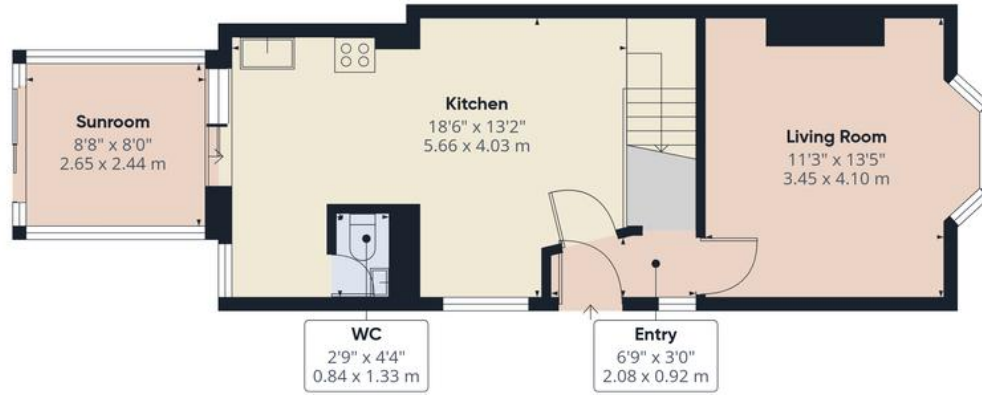
BATHROOM Comprising of a white three piece suite, a low flush w.c, vanity wash hand basin, bath with shower over, tiled splash backs and rear facing window.

OUTSIDE To the front and side of the property is a block paved drive. This leads to the single garage, currently split into two storage areas. The rear garden has a paved patio, lawn and hedging.

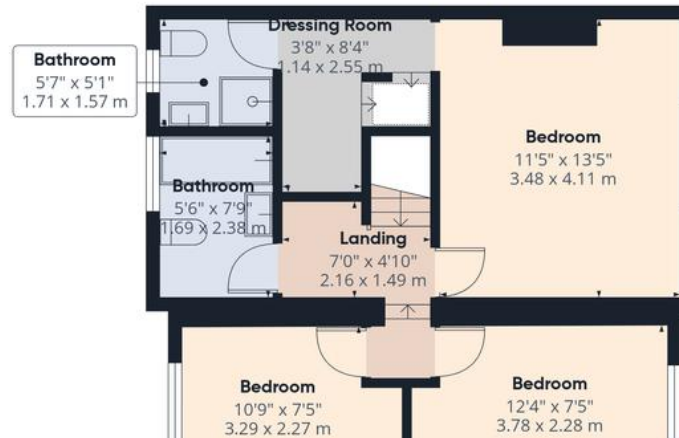


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		





Ground Floor



Approximate total area[®]
987 ft²
91.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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