

FOR SALE



Sheep Cote Road, Rotherham
Guide Price £220,000


MARTIN & CO



Sheep Cote Road, Rotherham

3 Bedrooms, 1 Bathroom

Guide Price £220,000

- Semi detached
- Three bedrooms
- Two reception rooms
- Drive and garage
- Popular location

GUIDE PRICE £220,000 - £230,000. Situated within the highly sought after area of Whiston is this three bedroom semi detached family home, offering well proportioned accommodation and clear potential for further improvement. The property presents an opportunity for a buyer looking to personalise a home to their own tastes, with a layout that already supports comfortable day to day living.

The property is set back from the road with a front garden that adds a degree of privacy, while a driveway to the side provides off road parking and leads to a single garage. Entry is via an entrance hall, where stairs rise to the first floor, creating a central point that connects the ground floor accommodation. To the front of the property is a bay windowed lounge, where natural light enhances the sense of space. An open fire forms a focal point within the room, adding character and a traditional feature that can be further styled if desired. Double doors connect through to the dining room at the rear, allowing the option of an open or more separate arrangement depending on preference. The dining room overlooks the garden and offers a practical space for everyday meals or more formal occasions.

The kitchen is fitted with built in storage cupboards and provides space for freestanding appliances. While functional in its current form, there is scope to update



or reconfigure the space to better suit modern layouts, potentially opening up the rear of the property subject to the necessary approvals.

To the first floor, the landing leads to three bedrooms, comprising two doubles and a single. The proportions are well balanced, making the property suitable for a range of buyers including families or those needing additional workspace. The bathroom and separate w.c. are arranged independently, which can be useful for busy households, though there is potential to combine or modernise these spaces if required.

Externally, the rear garden is mainly laid to lawn with established borders, offering a straightforward outdoor area that can be adapted over time. Whether for planting, seating, or general use, the space provides a good base for further landscaping.

Whiston remains a consistently popular area due to its balance of residential surroundings and accessibility. A range of local amenities are within easy reach, including shops, cafes, and everyday services. Morrisons at Bramley and Tesco Extra at Wath upon Dearne provide larger scale shopping options, while

Meadowhall Shopping Centre is also within a short drive for a wider selection of retail and dining. The area is well served by schooling, with Whiston Worrygoose Junior and Infant School and Oakwood High School both located nearby, contributing to the appeal for families. Transport links are another key advantage, with the M1 and M18 motorway networks easily accessible, along with Sheffield Parkway providing a direct route into Sheffield city centre. Regular public transport services run through the area, connecting to Rotherham and surrounding locations. Overall, the property offers a solid and well located home with the opportunity to update and tailor the space over time, making it a practical choice for those looking to settle within a well regarded part of Rotherham.

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



LOUNGE Having coving to the ceiling. The focal point of the room is the tiled fireplace which houses the open fire, with double doors to the dining room and front facing bay window.

DINING ROOM With coving to the ceiling, door to the kitchen and rear facing window.

KITCHEN With a range of fitted wall and base cupboards. Base units are set beneath worktops which include a single bowl sink, electric cooker point, plumbing for washing machine, space for fridge freezer, tiled splash backs, door to the porch and rear facing window.

PORCH With side facing windows and rear facing door to the garden.

LANDING With airing cupboard, loft access and side facing window.

BEDROOM ONE A double size room with built in cupboards and front facing bay window.

BEDROOM TWO A double size room with built in cupboards and rear facing window offering views.

BEDROOM THREE A single size room with front facing window.

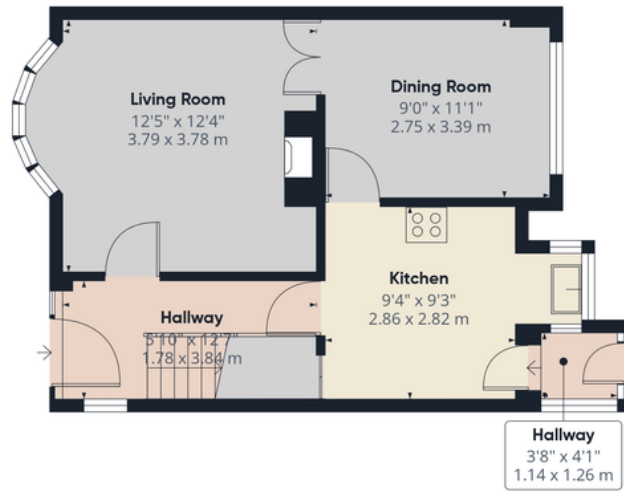
BATHROOM Having a two piece suite which comprises of a bath, wash hand basin, tiled splash backs and rear facing window.

WC Having a low flush w,c and side facing window.

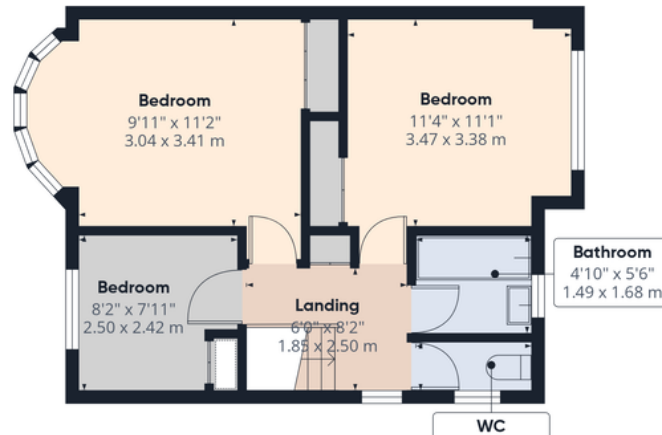
OUTSIDE To the front of the property is a lawn garden. A drive to the side leaves to the single garage. To the rear of the property is a lawn garden with shrub borders and mature hedging.



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Ground Floor



Approximate total area¹⁾
867 ft²
80.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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