

FOR SALE



Reresby Road, Whiston
Guide Price £230,000


MARTIN & CO



Reresby Road, Whiston

3 Bedrooms, 1 Bathroom

Guide Price £230,000

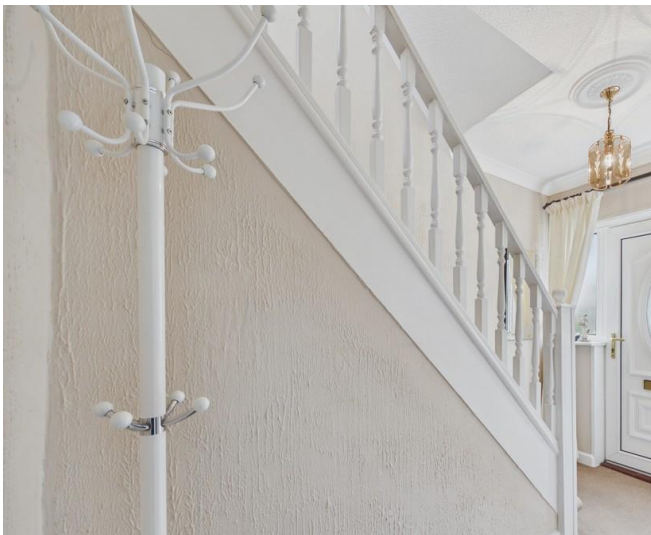
- Semi detached
- Three bedrooms
- No chain
- Well appointed
- Popular location

GUIDE PRICE £230,000 - £240,000. Offered for sale with no chain involved is this well appointed three bedroom bay windowed semi detached home, positioned within this sought after part of Whiston. Featuring a larger than average rear garden that has been carefully maintained over the years, the property offers well balanced accommodation that is likely to appeal to a wide range of buyers including first time purchasers, families and those looking to downsize without compromising on outside space.

The property stands behind a lawned front garden with established borders, while a shared driveway to the side leads to a single garage and gated access into the rear garden. Internally, the accommodation begins with an entrance hall featuring a spindle staircase rising to the first floor landing, creating a welcoming first impression.

To the front of the property is the bay windowed lounge, a comfortable living space centred around a feature fire surround. The bay window allows plenty of natural light into the room and adds character to the overall feel of the property. A dining room works equally well for everyday living or when entertaining family and friends.

The dining room enjoys views over the rear garden and offers ample space for a dining table and additional furniture. Positioned to the rear of the



property, this room provides a pleasant outlook across the well stocked garden and connects conveniently with the kitchen.

The kitchen is fitted with a range of white wall and base units providing useful storage and worktop space. There is room for a range of appliances and the layout has been designed to make the most of the available space. A rear facing window overlooks the garden, adding to the bright and practical feel of the room. To the first floor, the landing gives access to three bedrooms and the shower room. There are two double bedrooms, both benefitting from fitted wardrobes, along with a further single bedroom which could also work well as a nursery, dressing room or home office depending on requirements.

The shower room has been refitted with a modern white three piece suite comprising shower enclosure, wash hand basin and low flush WC. Finished in a clean and neutral style, the room complements the rest of the property well.

Outside, the rear garden is one of the standout features of the home. Larger than average for the area,

it has been beautifully maintained and stocked with mature borders, established trees and a generous lawn area. The garden offers a good degree of privacy and plenty of space for outdoor seating, gardening or family use. There is also a useful shed with power connected, ideal for storage or workshop use.

Whiston continues to be a popular location thanks to its excellent access to nearby amenities and transport links. Local shops and supermarkets including Morrisons, Aldi and Tesco can all be found within easy reach, while nearby retail and leisure facilities are available at Parkgate Shopping Park and Crystal Peaks. The area is well served by local schools including Whiston Worrygoose Junior and Infant School and Saint Bernard's Catholic High School. For commuters, the property is ideally placed for access to the M1, M18 and Sheffield Parkway, making travel into Sheffield, Rotherham and further afield straightforward. Regular public transport links are also available nearby, along with rail services from Rotherham Central and Sheffield stations.

Combining a convenient location with well maintained



accommodation and impressive outdoor space, this is a property that offers plenty of potential for the next owner to make their own.

ENTRANCE HALL With coving to the ceiling a spindled staircase rises to the first floor, front facing entrance door with matching side windows.

LOUNGE With coving and rose to the ceiling. The focal point of the room is the feature fire surround housing the gas fire with back boiler set behind and front facing bay window.

DINING ROOM With coving to the ceiling and rear facing bay window overlooking the rear garden.

KITCHEN With coving to the ceiling and a rang of fitted wall and base units, wall units include extractor hood. Base units are set beneath worktops which include a one and a half bowl sink, space for fridge, freezer,

plumbing for washing machine, AEG oven, hob, tiled splash backs, side facing entrance door and side facing window.

LANDING With coving to the ceiling, loft access, side facing window and spindled balustrade.

BEDROOM ONE A double size room with picture rail, fitted wardrobes to one wall and front facing bay window.

BEDROOM TWO A double size room with coving to the ceiling, fitted wardrobes to one wall and rear facing window.

BEDROOM THREE A single size room with front facing window.

SHOWER ROOM With a white three piece suite which comprises of a low flush w.c, vanity wash hand basin, shower cubicle, porcelain tiles to the walls, extractor

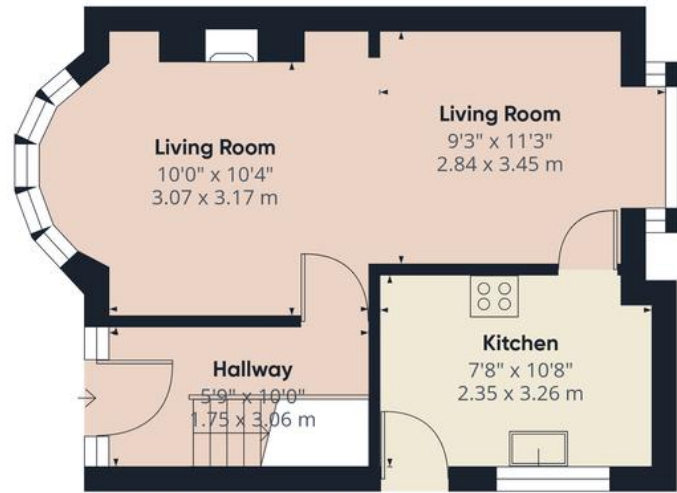
fan and rear facing window.

OUTSIDE To the front of the property is a lawn garden with mature shrub borders. A shared drive leads to the side of the property leading to the single garage with power and light. There is a gated access to the enclosed garden which is a generous size, beautifully maintained with patio, lawn, mature trees, shrub borders and second seating area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
716 ft²
66.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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