

Churchills

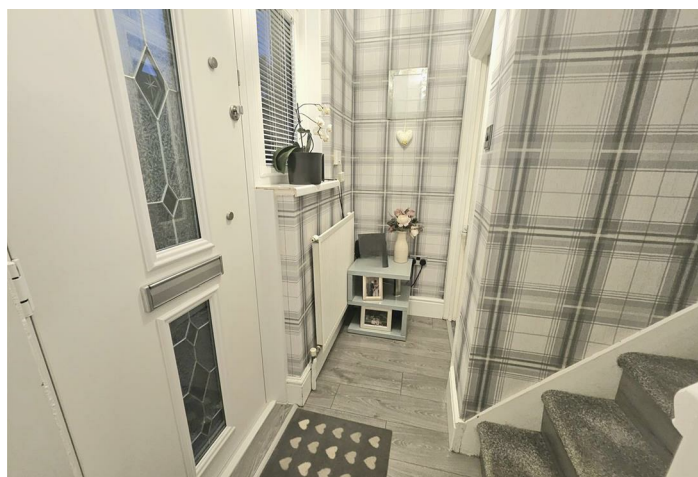


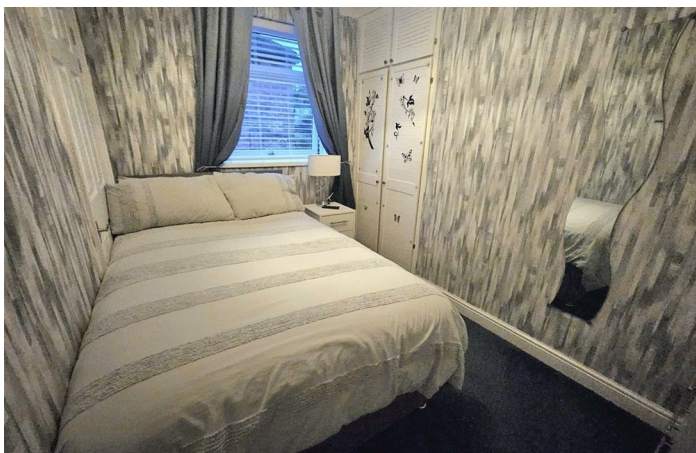
Pleasley Road

Whiston, Rotherham S60 4HB

- EXTENDED SEMI-DETACHED
- GREAT LOCATION
- SUMMERHOUSE & ENCLOSED GARDEN
- FITTED KITCHEN & DINING ROOM
- THREE BEDROOMS
- AMPLE PARKING
- MODERN LIVING THROUGHOUT
- EPC TBC

Offers In The Region Of £230,000 Freehold





Welcome to this stunning semi-detached house on Pleasley Road in the charming village of Whiston. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's ample space for the whole family to unwind and rest comfortably.

The double extension to the rear adds extra space for you to enjoy and is modern throughout, offering a sleek and stylish living environment that is sure to impress.. The property boasts a good sized kitchen and dining room, a cosy lounge, a very well presented and furnished master bedroom and a four piece bathroom suite, ensuring a touch of luxury in your daily routine.

One of the highlights of this home is the abundance of storage space, allowing you to keep your belongings neatly organised and out of sight. Additionally, the large garden features a charming summer house with bar and electrics, perfect for enjoying the outdoors in the warmer months or for use as a peaceful retreat all year round.

Don't miss out on the opportunity to make this house your home. With its modern amenities, spacious rooms, and delightful garden, this property is a true gem waiting for the right owner to move in and start creating unforgettable memories.

ENTRANCE LOBBY

Composite glazed door with uPVC double glazed window to the side elevation. Central heating radiator, stairs to first floor and access to each room.

LOUNGE

13'6" x 10'3"

uPVC double glazed bay window to the front elevation. Feature living flame fire place, central heating radiator, TV aerial sockets.

DINING KITCHEN

19'6" x 12'11" reducing to 7'4"

Two uPVC double glazed windows to the side and rear elevation and a uPVC double glazed door to the rear. A range of modern white gloss wall and base units with grey worktops, black sink unit with chrome mixer tap. Built in cooking facilities comprising of split level electric oven, gas hob and extractor hood over. Grey wall tiles to all kitchen area and tiled floor, central heating radiator. Integrated appliances include dishwasher and washing machine with space for an American style fridge freezer. Spacious understairs storage cupboard.

FIRST FLOOR ACCOMMODATION

LANDING AREA

Stairs from entrance lobby, loft access point.

BEDROOM ONE

11'7" x 10'3"

uPVC double glazed window to the front elevation. Newly fitted floor to ceiling wardrobes to one wall with integrated drawers, shelves and hanging space. Central heating radiator.

BEDROOM TWO

10'6" x 6'11"

uPVC double glazed window to the side elevation. Airing cupboard housing the combi boiler and a storage cupboard with hanging space. Central heating radiator.

BEDROOM THREE

9'3" x 5'2"

uPVC double glazed window to the rear elevation. Central heating radiator.

BATHROOM

12'1" reducing to 9'10" x 6'0"

uPVC double glazed window to the rear elevation. A white suite comprising of wc, bath, vanity sink unit and corner shower cubicle with electric shower and chrome fittings. Chrome radiator, white tiles to all walls, downlights and plastic cladding to the ceiling and shower area.

EXTERNAL & GARDENS

To the front of the property is a concrete driveway providing ample parking for several vehicles and a lawned garden to the side. To the rear is a large lawned garden with an arrangement of trees and shrubs, York stone patio area, summer house and garden shed. Also benefiting from CCTV and security lighting.

SUMMER HOUSE / BAR

16'0" x 8'0"

Fully insulated wooden summerhouse, with electrics and currently set up as a bar with seating area and French doors and windows to the patio area.



VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier
Heating is gas and supplied by Mains Supplier

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Yorkshire Water

BROADBAND

The property broadband speed is up to excellent with fibre broadband available.

MOBILE COVERAGE

Current mobile coverage for indoors varies and may be LIMITED with some suppliers ,outdoor coverage is classed as LIKELY to be ok according to Ofcom.





Local Authority Rotherham MBC
Council Tax Band B
EPC Rating C

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.