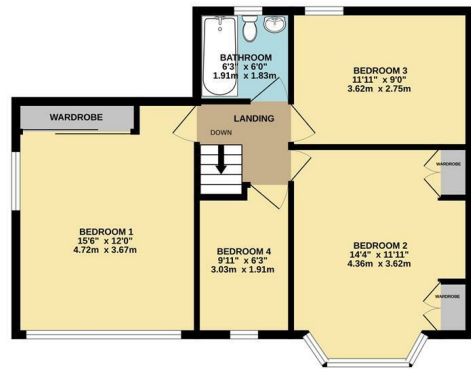


GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.

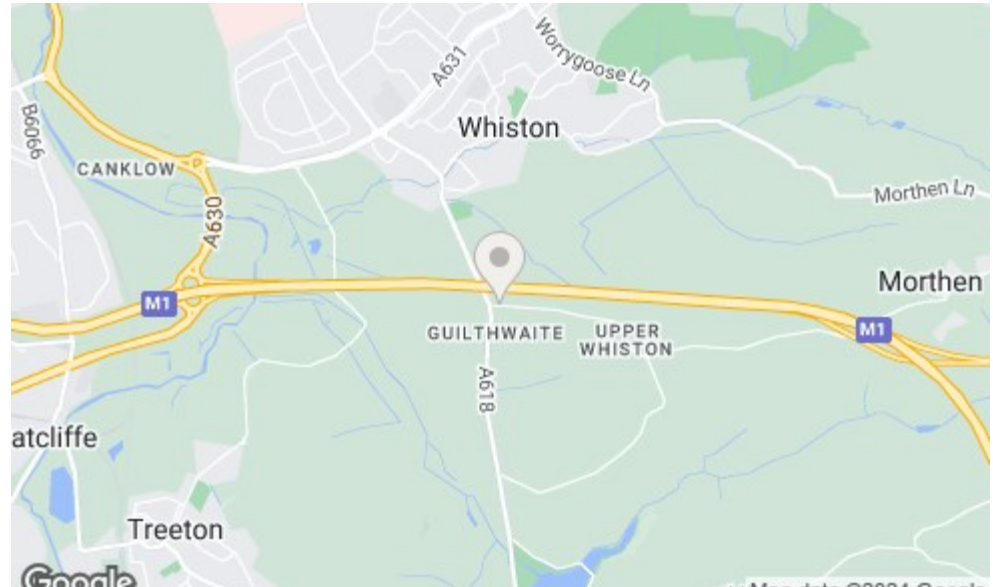


1ST FLOOR
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1204 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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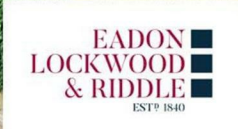
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1, Upper Whiston Lane, Rotherham, S60 4NF

Guide Price £350,000

1 Upper Whiston Lane, Whiston, Rotherham, South Yorkshire, S60 4NF

GUIDE PRICE £350,000 - £375,000

Introducing a FANTASTIC opportunity to own your DREAM HOME in the picturesque semi-rural village of Whiston, with far reaching views across open countryside.

ELR proudly presents this extended FOUR BEDROOM END TERRACE, which promises a lifestyle of tranquillity and comfort amidst nature's beauty, all with the added bonus of NO UPWARD CHAIN.

This charming property invites you to transform it into your ideal home, with ample room for extension (STPP). The tandem four-car garage offers versatile possibilities, catering to your every need.

Step inside to discover a wealth of space and charm, with two inviting sitting rooms, a generous kitchen diner, four good-sized bedrooms, two of which feature fitted wardrobes plus a family bathroom with an electric shower over the bath. Additionally there is an outdoor toilet, and small outbuilding perfect for storage.

Outside, to the front is the attractive front lawn with mature shrubs and an expansive pebble driveway, offering parking for at least six vehicles. The enchanting rear garden adorned with mature trees, shrubs and plants providing a natural beauty plus a serene patio, perfect for unwinding with family and friends.

Enhancing your peace of mind, the property features an internal and external camera system, complemented by security lights. A modern boiler with a Hive thermostat, installed just two years ago, adds to the convenience.

Don't miss this unique opportunity to own a piece of paradise in Upper Whiston. Early viewing is highly recommended to seize this rare find in an area that seldom comes to market. This home offers a great opportunity to live in a tranquil setting which has excellent access to the towns and cities of South Yorkshire and the regional motorway network.

The property benefits from gas central heating, double glazing and a cesspit.

CONTACT US TODAY to schedule your viewing and embark on the journey to make this your dream home!

- EXTENDED FOUR BEDROOM END TERRACE
- NO UPWARD CHAIN
- IDYLIC RURAL VILLAGE LOCATION
- DOUBLE TANDEM GARAGE
- DRIVEWAY FOR SIX CARS
- PERFECT FAMILY PROPERTY
- CCTV AND SECURITY LIGHTS
- FABULOUS OPPORTUNITY
- FREEHOLD / COUNCIL TAX BAND D
- EARLY VIEWING HIGHLY RECOMMENDED

