



## 40 Sandringham Avenue | Whiston | S60 4DT

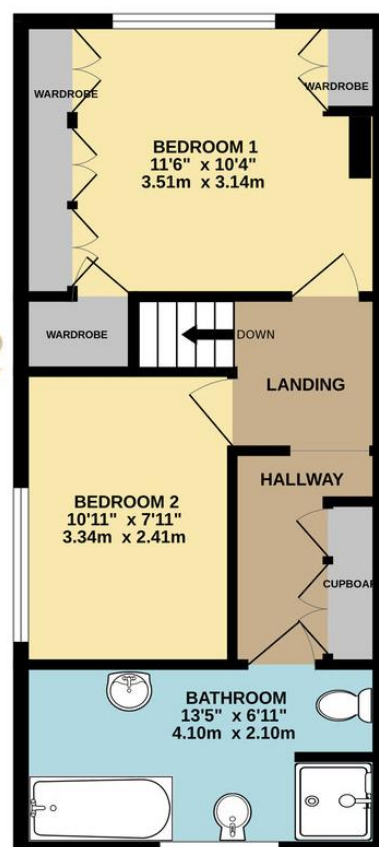
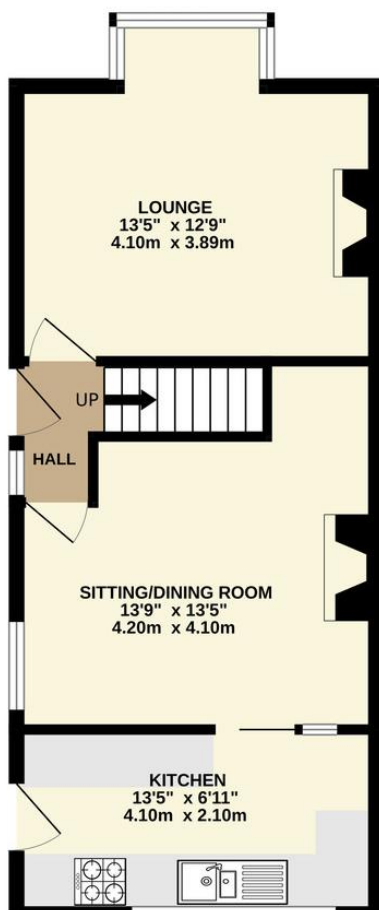
Guide Price £170,000 to £180,000

Bell & Co Estates are pleased to present this beautifully proportioned two-bedroom semi-detached home, situated on a quiet residential street in the heart of Whiston. Offering generous living space across two floors, this property is ideal for first-time buyers, downsizers, or investors looking for a well-located and spacious home. Welcoming entrance hall with staircase access, front sitting/dining room with a versatile open space, perfect for dining or entertaining. Bright rear lounge with rear-facing views and excellent natural light. Fitted kitchen offering ample cupboard and worktop space, with room for appliances and access to the rear. Upstairs are two bedrooms, master houses a generous double with dual wardrobes, the second a good-sized second room ideal for guests, a nursery, or home office. Spacious bathroom with separate bath, shower cubicle, wash basin, WC and bidet. To the front of the property is an Indian stone driveway with grassed area, side gate entry to the large rear private back garden which houses a detached garage, artificial grassed area, further patio, large shed and decked area with pergola. Nestled in a quiet, well-established residential area, close to local shops, Whiston village amenities, and schools. Easy access to Rotherham, Sheffield, and major road links including the M1 and A57. This home combines traditional character with generous room proportions, offering comfortable and flexible living throughout. With two reception rooms, spacious bedrooms, and a larger-than-average bathroom, this property is ready for its next chapter.



GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



## Contact Details

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