



**Reresby Crescent, Whiston Rotherham S60 4DW**

**welcome to**

**Reresby Crescent, Whiston Rotherham**

GUIDE PRICE £325,000 - £350,000 - JUST BRING YOUR THINGS AND MOVE IN - This stunning FOUR bedroom semi-detached is offered to market making the PERFECT family home. Boasting spacious accommodation throughout with generous sized GARDENS and off road PARKING...NOT TO BE MISSED!!!



### **Entrance Hall**

Having a front facing double glazed door, a side facing double glazed window, a central heating radiator, spotlights to the ceiling and the stairs to the landing.

### **Lounge**

10' x 11' 7" ( 3.05m x 3.53m )

Having a front facing double glazed bay window, a central heating radiator and spotlights to the ceiling.

### **Office**

7' 7" x 9' 11" ( 2.31m x 3.02m )

Having a front facing double glazed window and a central heating radiator.

### **Kitchen / Diner**

26' 6" x 12' 7" ( 8.08m x 3.84m )

Being open from the Lounge and fitted with wall and base units with coordinating kitchen island housing the integrated hob & the oven, the microwave and the fridge/freezer with worktops housing the sink & drainer. Having rear facing double glazed patio doors leading to the garden, a rear facing double glazed window, a central heating radiator and spotlights to the ceiling.

### **Utility**

7' 11" x 10' ( 2.41m x 3.05m )

Fitted with wall and base units providing extra storage space with worktops housing the sink & drainer. There is also space and plumbing for a washing machine and a dryer. Having two side facing double glazed doors, a rear facing double glazed window, a heated towel rail and spotlights to the ceiling.

### **Landing**

Providing entry to the loft.

### **Bedroom One**

20' 5" x 10' 3" ( 6.22m x 3.12m )

Having a front facing double glazed window, a central heating radiator, spotlights to the ceiling and fitted wardrobe providing hanging and storage

space.

### **En Suite**

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed window.

### **Bedroom Two**

10' 2" x 9' ( 3.10m x 2.74m )

Having a rear facing double glazed window and a central heating radiator.

### **Bedroom Three**

12' 11" into bay window x 9' 5" plus fitted wardrobes ( 3.94m into bay window x 2.87m plus fitted wardrobes )

Having a front facing double glazed bay window, a central heating radiator and spotlights to the ceiling. Also benefiting from built in wardrobes providing hanging and storage space.

### **Bedroom Four**

6' 4" x 6' 3" ( 1.93m x 1.91m )

Having a front facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a bath with a shower, a hand wash basin and a W.C. Having a rear facing double glazed window.

### **Outside**

To the front is a generous sized drive providing off road parking for multiple vehicles along with an equally generous sized lawned garden.

To the rear is an enclosed lawned garden with a patio area.



**view this property online** [williamhbrown.co.uk/Property/RTF114543](http://williamhbrown.co.uk/Property/RTF114543)



welcome to

## Reresby Crescent, Whiston Rotherham

- Four bedroom semi-detached property
- Beautifully presented and spacious throughout
- Well placed to local amenities/schools/transport links
- Generous sized drive providing off road parking
- Front & rear gardens

Tenure: Freehold EPC Rating: C

guide price

**£325,000 - £350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RTF114543](https://www.williamhbrown.co.uk/Property/RTF114543)



Property Ref:  
RTF114543 - 0004

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**