

Brook Street, Whiston Rotherham S60 4HU



welcome to

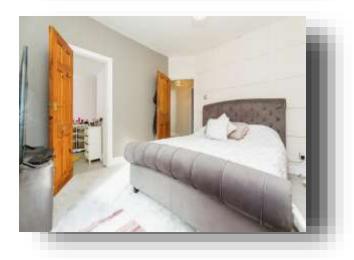
Brook Street, Whiston Rotherham

£235,000 - MORE THAN MEETS THE EYE - A deceptively spacious, beautifully presented three bedroom cottage style property, tucked away in the heart of the village is offered to market. Boasting two bathrooms, a conservatory & a delightful private patio...A MUST VIEW!!!













Lounge

12' 2" x 12' 6" into chimney breast recess ($3.71m \times 3.81m$ into chimney breast recess)

Having a front facing double glazed window and door, built in storage cupboards to chimney breast recess', a central heating radiator and a feature log burner.

Kitchen / Dining Room

10' 5" x 9' 7" (3.17m x 2.92m) Fitted with wall and base units housing the integrated, hob, the oven, the fridge/freezer, the dishwasher & the washing machine with worktops housing the sink & drainer. Having a rear facing double glazed window and patio doors leading into the Conservatory.

Conservatory

8' 4" x 9' 2" ($2.54m \times 2.79m$) Having a side facing double glazed door leading to the rear patio with surrounding double glazed windows and spotlights to the ceiling.

Bedroom One

10' 2" plus fitted wardrobes x 12' 3" (3.10m plus fitted wardrobes x 3.73m) Having a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

En Suite

Having a freestanding bath, a hand wash basin & a W.C. Having a front facing double glazed window and a central heating radiator.

Bedroom Two

9' 10" x 9' 11" (3.00m x 3.02m) Currently used as an office having a rear facing double glazed window and a central heating radiator.

Shower Room

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

Bedroom Three



12' 4" x 8' $(3.76m \times 2.44m)$ Situated on the second floor having two front facing skylights, a central heating radiator and built in storage.

Outside

Parking is available at the front of the property.

To the rear is a well presented patio area.





welcome to

Brook Street, Whiston Rotherham

- Three bedroom cottage style property
- Desirable location
- Spacious & well presented accommodation throughout
- Ideal purchase for the FTB
- Conservatory & two bathrooms

Tenure: Freehold EPC Rating: E

from

£235,000







view this property online williamhbrown.co.uk/Property/RTF114719



Property Ref: RTF114719 - 0003 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



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



williamhbrown.co.uk