



Brook Street, Whiston Rotherham S60 4HU

welcome to

Brook Street, Whiston Rotherham

GUIDE PRICE £210,000 TO £220,000 - 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 x 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 x 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 x 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.



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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

guide price

£210,000 - £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF114719 - 0005

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william h brown



01709 829935



rotherham@williamhbrown.co.uk



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



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