









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" \dot{x} 12' 6" into chimney breast recess (3.71m \dot{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



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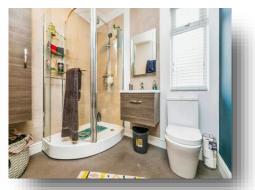
- Three-bedroom cottage style property
- Desirable location
- Spacious & well-presented accommodation throughout
- Ideal purchase for the FTB
- Conservatory & two bathrooms

Tenure: Freehold EPC Rating: E

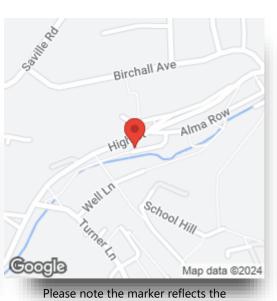
guide price

£210,000 - £220,000









postcode not the actual property

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



Property Ref: RTF114719 - 0005 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.





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