

**FOR SALE**



**Reresby Road, Whiston**  
**Guide Price £210,000**

  
**MARTIN & CO**



## Reresby Road, Whiston

3 Bedrooms, 1 Bathroom

Guide Price £210,000

- Three bedroom
- Semi detached
- No chain
- Garage
- Well maintained gardens

GUIDE PRICE £210,000 - £220,000. Welcome to Reresby Road, Whiston. This charming bay windowed three-bedroom semi-detached home is now available with no chain, making it an excellent opportunity for a variety of buyers. Located in a popular and sought-after area, this property offers convenient access to local amenities, public transport, and major commuter routes including the M1, M18, and Sheffield Parkway.

Upon entering the property, you are greeted by an inviting entrance hall with stairs leading to the first floor. The spacious lounge and dining room is a highlight, featuring a fire surround that adds character and warmth to the space. The kitchen is well-equipped with a range of fitted wall and base units, providing ample storage and workspace for culinary enthusiasts.

The first floor hosts three well-proportioned bedrooms, two of which come with fitted wardrobes, offering plenty of storage options. The shower room is designed for practicality and comfort, making it ideal for daily use.

Externally, the property boasts a front garden and a shared driveway leading to a single garage, providing parking and additional storage. The rear garden is a



delightful retreat, featuring a well-maintained lawn and mature shrubs that create a peaceful outdoor space perfect for relaxation and entertainment.

Resesby Road is situated in a vibrant community with excellent local amenities, including shops, schools, and healthcare facilities. The area is well-served by public transport, making commuting and travel convenient and efficient.

**ENTRANCE HALL** Having coving to the ceiling and staircase rising to the first floor landing. A door gives access to the lounge/dining room, front facing window and front facing entrance door.

**LOUNGE / DINING ROOM** Lounge area has coving and rose to the ceiling. The focal point of the room is the feature fire surround. With a front facing bay window. Dining area has coving and rose to the ceiling. A bay window over looks the rear garden.

**KITCHEN** Has a range of fitted wall and base units in oak, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink. With a hob, eye level oven, plumbing for washing machine, space for fridge and tiled splash backs. There is a pantry, under stairs area, rear facing window and side facing entrance door.

**LANDING** With coving to the ceiling, loft access and side facing window.

**BEDROOM ONE** A double size room with coving to the ceiling, fitted wardrobes and front facing bay window.

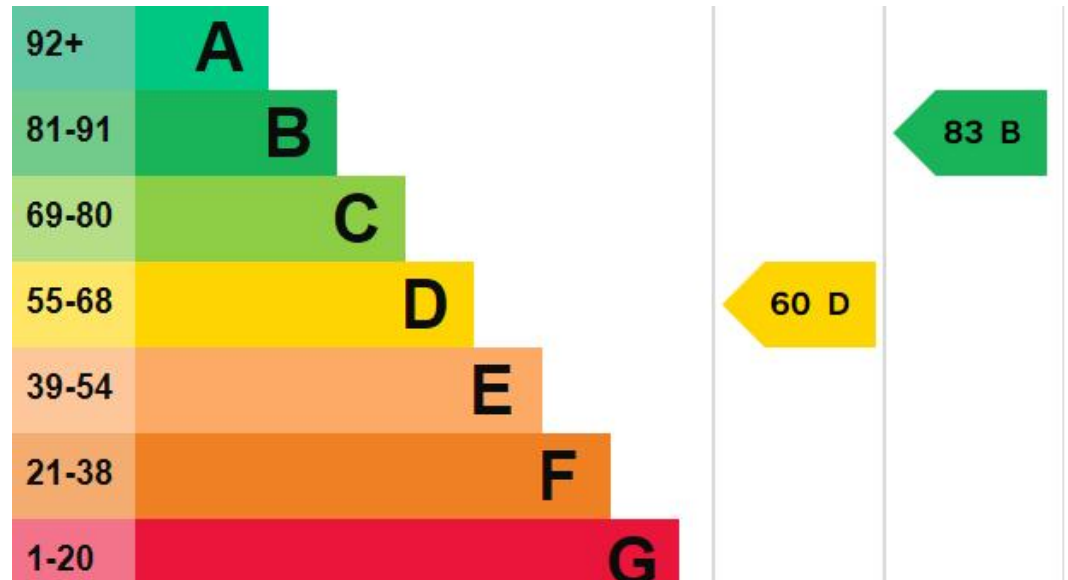
**BEDROOM TWO** A double size room with coving to the ceiling, fitted wardrobes to one wall and rear facing window that offers far reaching views.

**BEDROOM THREE** A single size room with wall mounted central heating boiler and front facing window.



**SHOWER ROOM** With a white three piece suite which comprises of a low flush w.c, vanity wash hand basin, double shower cubicle, decorative wall boarding, downlights to the ceiling and rear facing window.

**OUTSIDE** To the front of the property is a lawn garden with mature shrub borders and rockery area. A shared drive leads to a single garage. To the rear is a patio area. Steps lead to the lawn with mature shrub borders, apple tree and further patio area with slate chippings.







## Martin & Co Rotherham

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