

FOR SALE



Saville Road, Whiston
Asking Price Of £180,000


MARTIN&CO



Saville Road, Whiston

3 Bedrooms, 1 Bathroom

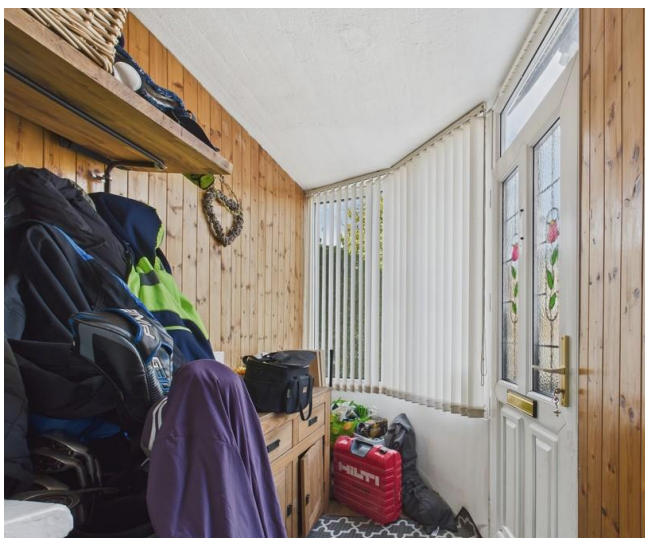
Asking Price Of £180,000

- Semi detached
- Three bedrooms
- Two reception rooms
- Drive and garage
- Popular location

Positioned on Saville Road in the popular village of Whiston, this three-bedroom semi-detached home offers a generous amount of space, both inside and out, in a location that remains consistently in demand. Well-placed for access to local amenities, schools, and commuter routes, the property will appeal to a broad range of buyers, from growing families to those looking for somewhere with a bit of space to make their own.

The house sits behind a driveway that runs alongside the property and leads to a single garage, offering off-road parking and useful storage. The rear garden provides a pleasant outdoor space, with plenty of room for seating, planting, or play, and the layout overall strikes a balance between indoor comfort and outdoor functionality.

Inside, a practical entrance porch leads into a hallway that has stairs rising to the first floor. The ground floor is arranged with two separate reception rooms, providing flexibility between everyday living and more formal dining, or even a home working setup. The lounge is a cosy space, centred around a feature fireplace with electric fire, while the dining room offers a separate zone for family meals or entertaining. The kitchen is fitted with a good range of high gloss effect wall and base units, providing a clean and modern look with plenty of storage and worktop



space. There's potential here to open up or reconfigure the downstairs layout over time, depending on preference, but as it stands, the flow between the rooms works well. Utility porch.

Upstairs, the first floor landing connects three well-proportioned bedrooms. Two of these feature fitted wardrobes, making them practical and easy to furnish. All three bedrooms offer enough space for a bed and additional furniture, meaning there's no box room compromise often found in properties of this type. The bathroom is set centrally and includes a three-piece suite.

Saville Road itself is well established and sits in a quiet part of Whiston while still being just minutes from everything needed day to day. For shopping, there's a Tesco Express in the village itself and larger supermarkets including Morrison's and Aldi within a short drive. Rotherham town centre is also easily accessible for a wider range of retail options.

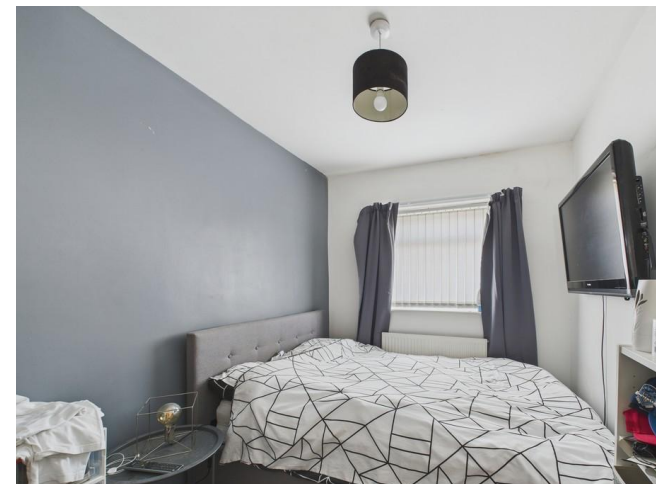
Families will note the property's proximity to well-regarded schools – Whiston Worrygoose Primary and Sitwell Junior School are both nearby, with Oakwood

High School and Thomas Rotherham College also within easy reach.

Commuters benefit from quick access to major road links including the M1 and M18, while Rotherham Central railway station offers direct services to Sheffield, Doncaster, and beyond. Bus routes through Whiston further add to the convenience of getting around without needing to rely solely on a car. Overall, this is a solid, well-positioned home with strong proportions and scope for future improvement. It offers enough space for family life, a manageable garden, and good access to both the practical and social aspects of the area. A great option for anyone looking to settle into a well-connected, residential part of Rotherham.

ENTRANCE PORCH With a side facing entrance door, front, side facing windows and door to the entrance hall.

ENTRANCE HALL With a staircase rising to the first



floor landing, delph shelf, door to the kitchen and door to the lounge.

LOUNGE Having coving to the ceiling and laminate flooring. The focal point of the room is the feature fire surround housing the electric fire and front facing window.

DINING ROOM With dual aspect windows to the side, rear and laminate flooring. The focal point of the room is the feature fire surround housing the electric fire.

KITCHEN With a range of fitted wall and base units in high gloss. Wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, oven, hob, tiled floor and tiled walls.

UTILITY PORCH With plumbing for washing machine, space for tumble dryer, side, rear facing windows and side facing entrance door.

FIRST FLOOR LANDING

BEDROOM ONE A double size room with fitted wardrobes and front facing window.

BEDROOM TWO A double size room with a range of fitted wardrobes and rear facing window.

BEDROOM THREE A generous size single room with front facing window.

BATHROOM Having a three piece suite which comprises of a low flush w.c, wash hand basin, corner bath, tiled walls and rear facing window.

OUTSIDE To the front is off road parking which leads down the side to the single garage. To the rear is paved patio, with generous size lawn with borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		





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