

**FOR SALE**



**East Bawtry Road, Whiston**  
**Guide Price £220,000**

  
**MARTIN&CO**





## East Bawtry Road, Whiston

3 Bedrooms, 1 Bathroom

**Guide Price £220,000**

- Semi detached
- Three bedrooms
- Drive and garage
- Popular location
- Commuter links

GUIDE PRICE £220,000 - £230,000. This three-bedroom semi-detached home, located at East Bawtry Road, offers a fantastic opportunity for buyers looking to personalise and upgrade a property. Situated in a highly accessible area, the home benefits from excellent commuter links, including the M1 and M18 motorways, as well as the Sheffield Parkway. Local amenities are close by, including supermarkets such as Tesco Extra and Aldi, while Rotherham town centre is just a short drive away. Families will appreciate the proximity to well-regarded schools. Public transport options are also easily available, making this a convenient location for both work and leisure.

Inside, the property comprises a front entrance porch leading to a hallway with stairs to the first floor. The bay-windowed lounge features a fireplace. Dining area, also with a bay window, provides additional living space. The kitchen is fitted with built-in cupboards and has scope for modernisation. Upstairs, the first-floor landing leads to three well-proportioned bedrooms, two with fitted wardrobes. The family bathroom includes a white three-piece suite. Externally, the home has a front garden and a driveway to the side, leading to a single garage. At the rear, there is a generously sized garden, primarily laid to lawn, offering plenty of space for outdoor activities.



or landscaping improvements.

**FRONT ENTRANCE PORCH** Having front facing French doors and a door opens to the entrance hall.

**ENTRANCE HALL** With coving to the ceiling, stairs rise to the first floor landing and two front facing windows.

**LOUNGE** The focal point of the room is the feature fire surround housing the electric fire, arch to the dining room and front facing bay window.

**DINING ROOM** Having a rear facing bay window.

**KITCHEN** Having a range of fitted wall and base cupboards. There is a single bowl sink, gas cooker point, plumbing for washing machine, tiled walls, side facing entrance door and rear facing window.

**LANDING** With loft access and side facing window.

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

**BEDROOM TWO** A good size double room with fitted wardrobes and rear facing bay window.

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

**BATHROOM** Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled walls, cupboard and two rear facing windows.

**OUTSIDE** To the front is a lawn garden. A drive extends to the side which leads to the single garage. To the rear is a generous size garden mainly laid to lawn with borders.

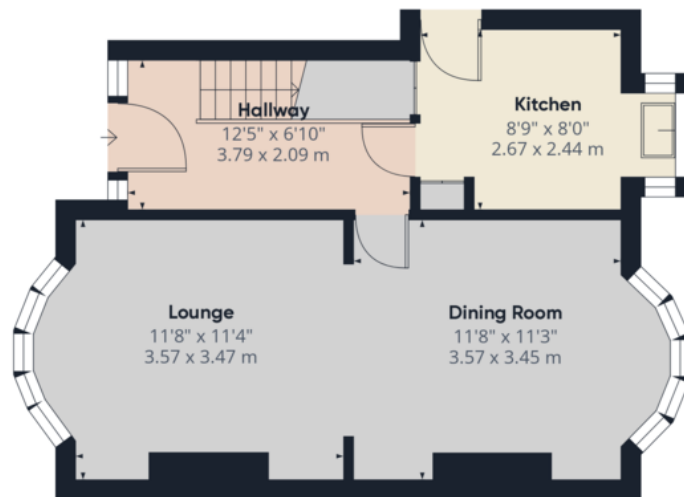




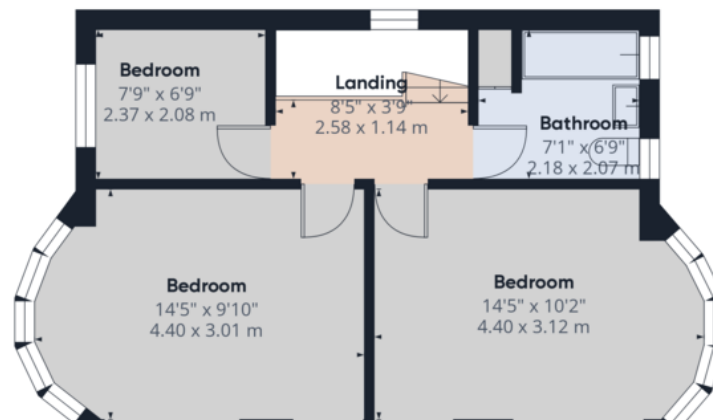
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Ground Floor



**Approximate total area<sup>(1)</sup>**  
 883.41 ft<sup>2</sup>  
 82.07 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Martin & Co Rotherham

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.