

FOR SALE



Spring Close, Whiston
Guide Price £130,000


MARTIN&CO



Spring Close, Whiston

2 Bedrooms, 1 Bathroom

Guide Price £130,000

- Semi detached
- Two bedrooms
- No chain
- Commuter links
- Popular location

GUIDE PRICE £130,000 - £140,000. Situated in a quiet cul-de-sac in the sought-after area of Whiston, Spring Close offers a great opportunity for buyers looking for a home they can personalise. This two double bedroom semi-detached property is offered with no onward chain and provides a solid starting point for someone wanting to update and modernise a well-laid-out home, with gas central heating. The location is one of its biggest advantages, with easy access to the M1, M18 and Sheffield Parkway, making it ideal for commuting to Sheffield, Rotherham and further afield.

The property is set back from the road with a garden to the front and a pathway leading to the entrance. Inside, the ground floor starts with an entrance hall that leads into the lounge and dining space, which is open plan and benefits from good natural light. A feature fire surround creates a focal point to the room, and there's ample space for both sitting and dining furniture, making it a flexible living area.

The kitchen is positioned at the rear of the property and is fitted with a range of oak-style wall and base units, with plenty of storage and worktop space. There is room for freestanding appliances, and the layout makes good use of the available space. A door from the kitchen leads directly out to the rear garden, which is a practical setup for day-to-day living.



Upstairs, the first floor landing leads to two double bedrooms, both of which benefit from built-in wardrobes. The bedrooms are well-proportioned and have neutral décor, ready for personalisation. The bathroom is fitted with a traditional three-piece suite and includes a bath, wash basin and w.c. Externally, the property features gardens to both the front and rear. The rear garden is enclosed and mainly laid to lawn, with a patio area that works well for outdoor seating or entertaining.

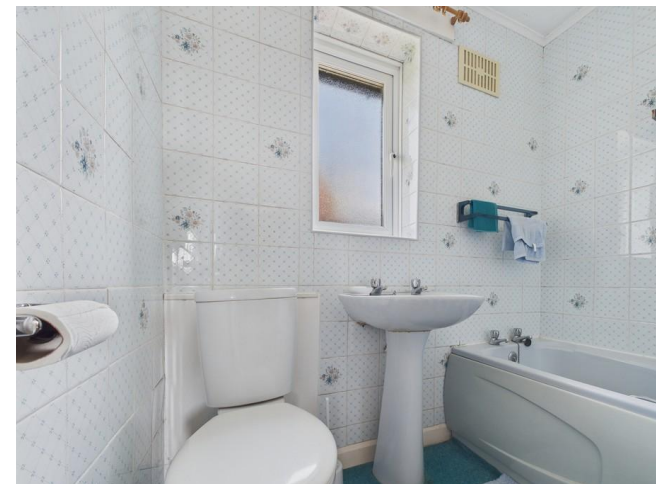
Whiston remains a popular location for many types of buyer due to its balance of community feel and excellent transport connections. The village itself has a number of local amenities, including shops, pubs and takeaways. The wider area is also well served for everyday needs, with larger supermarkets such as Morrisons, Aldi and Tesco Extra just a short drive away in Rotherham or nearby Parkgate.

For those reliant on public transport, local bus routes run regularly through Whiston, with connections to Rotherham, Sheffield and surrounding villages. Rotherham Central station is around 10 minutes away

by car, offering rail links to Sheffield, Doncaster and Leeds.

The area is well-regarded for schools, with Whiston Worrygoose Junior and Infant School nearby, as well as Oakwood High School and Thomas Rotherham College both within easy reach. This makes the location suitable for couples, young families or those looking to downsize without losing convenience. Overall Spring Close offers a straightforward and functional layout with good-sized rooms, outdoor space and a location that continues to hold strong appeal. While some updating is likely to be on the cards, the property has all the basics in place to become a comfortable home with minimal effort. Being offered with no chain, it could also suit buyers looking to move quickly.

ENTRANCE HALL With a staircase rising to the first floor landing with under stairs area, under stairs cupboard, door to the lounge and front facing entrance door.



LOUNGE / DINING ROOM A generous size reception room with picture rail. With dual aspect windows to the front and rear. The focal point of the room is the feature fire surround and a door leads to the kitchen.

KITCHEN Having a range of fitted wall and base units in oak effect. Base units are set beneath worktops which include a single bowl sink, plumbing for washing machine, space for fridge freezer, tiled splash backs, side facing window and rear facing entrance door.

LANDING With loft access which is floored and has a loft ladder, landing has a side facing window.

BEDROOM ONE A double size room with built in wardrobes, and two front facing windows offering views.

BEDROOM TWO A double size room with built in wardrobes and rear facing window.

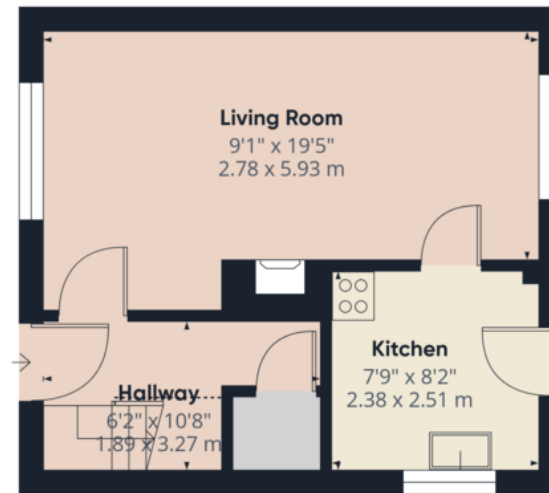
BATHROOM Having a three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled walls and rear facing window.

OUTSIDE To the front of the property is a lawn garden with borders. To the rear is an enclosed garden with patio area and outbuilding. Steps rise to the lawn area with borders and further raised borders to the top of the garden.

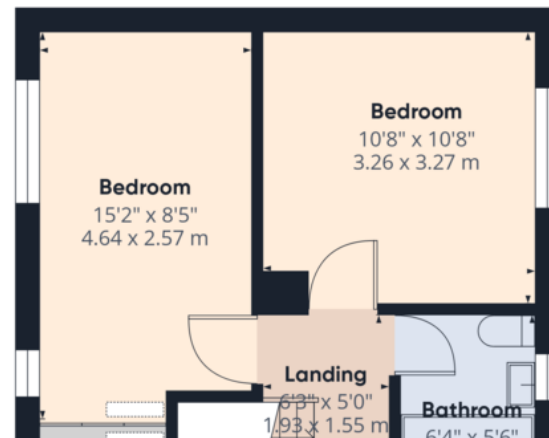


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾

628 ft²
58.3 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are

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