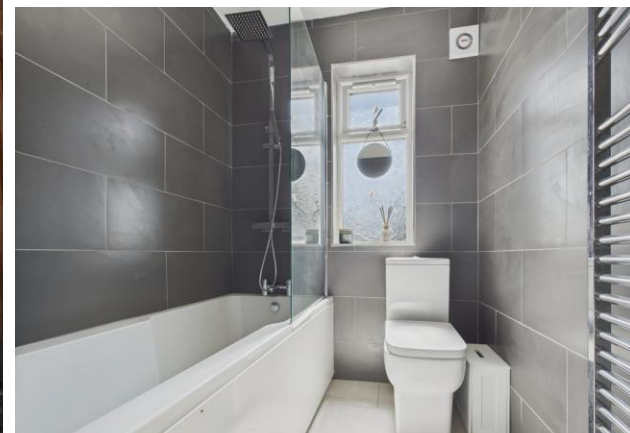


FOR SALE



Flat Lane, Whiston
Asking Price Of £190,000


MARTIN&CO



Flat Lane, Whiston

2 Bedrooms, 1 Bathroom

Asking Price Of £190,000

- Newly fitted modern kitchen
- Cosy lounge with log burner
- Stylish updated bathroom
- Two spacious double bedrooms
- Long drive plus single garage

Flat Lane is set right in the heart of Whiston, a popular village on the edge of Rotherham that continues to draw interest from buyers looking for that mix of local community feel and everyday convenience. This two bedroom semi detached house sits nicely back from the road, offering a straightforward layout that's been smartened up with recent upgrades, making it ready to settle into without any hassle.

Arriving at the property, there's a small front garden adding a bit of greenery to the approach, while a long driveway runs alongside the house offering plenty of off-street parking and leading up to a single garage. This sort of space is a real bonus, whether for extra storage, keeping a car secure, or even for anyone wanting to set up a workshop area.

Inside, the house feels fresh and inviting thanks to being newly decorated throughout with new carpets laid underfoot. The living room sits at the front and is centred around a log burner that not only provides warmth but also adds a homely touch, making it a spot to enjoy through the colder months. Towards the back, the newly fitted kitchen gives a modern finish with practical storage and workspace, perfect for day-to-day cooking. It's been styled in a way that keeps it feeling current and clean, ready for someone to make it their own.

Off the kitchen is a small conservatory which brings in



extra light and offers a spot that could work well as a reading nook, a little breakfast area or simply somewhere to look out over the garden. There's also a downstairs toilet, adding a practical touch for guests and busy mornings alike.

Upstairs, there are two double bedrooms, each well proportioned so there's no need to compromise on space. Both rooms have been freshly decorated to match the rest of the house, meaning there's nothing to do but bring in furniture and settle in. The bathroom has also been newly fitted, finished with stylish wall and floor tiles, a toilet, sink and a heated towel radiator that adds a bit of extra comfort.

The rear garden is generous in size and mainly laid to lawn, giving a straightforward space for children to play or for anyone wanting to enjoy a bit of time outdoors without taking on too much maintenance. It's enclosed for peace of mind with pets or young children, and there's plenty of potential to add seating or planting to suit different tastes.

Whiston itself is a strong selling point. It's well known locally for its village atmosphere and a good selection

of everyday amenities. There are local shops, pubs and takeaways within easy reach, while larger supermarkets like Morrisons and Aldi are just a short drive away on Bawtry Road. Families will appreciate being close to schools such as Whiston Worrygoose Junior and Infant School and Oakwood High School, making the morning run straightforward. Transport links also make the location practical. Regular bus services run through the area connecting into Rotherham town centre and Sheffield, while the property is also well placed for drivers needing the M1, M18 or Sheffield Parkway, all of which keep commuting options wide open.

Altogether Flat Lane is a smartly updated home that suits a range of buyers, from first-time purchasers wanting to avoid any immediate work, to downsizers after something manageable with a decent garden and garage space. With its modern kitchen and bathroom, cosy living room log burner, generous outside space and easy access to local schools, shops and transport links, it stands as a simple, well-rounded choice in a village location that remains popular year after year.



LANDING

ENTRANCE HALL With a staircase rising to the first floor landing, side facing window and side facing entrance door.

LOUNGE With centre ceiling rose and picture rail. The focal point of the room is the feature fire surround with log burning stove and front facing bay window.

DINING KITCHEN With a range of fitted wall and base units in white. With inset to chimney breast where there is space for a range style cooker. Tiled splash backs, downlights to the ceiling, rear facing window and rear facing entrance door.

CONSERVATORY With tiled floor, rear facing entrance door and rear facing windows.

CLOAK ROOM Having a low flush w.c.

BEDROOM ONE With front facing window.

BEDROOM TWO With a rear facing window.

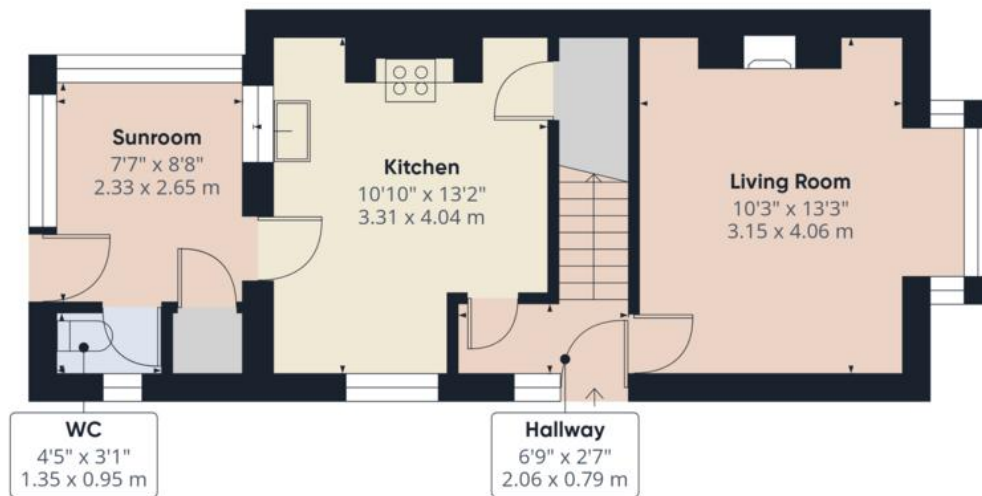
BATHROOM Having a white three piece suite which includes a low flush w.c, wash hand basin, bath with shower set over, tiled walls and rear facing window.

OUTSIDE To the front of the property is a lawn, with double gates opening onto the drive which leads to a single garage. To the rear is a lawn garden.

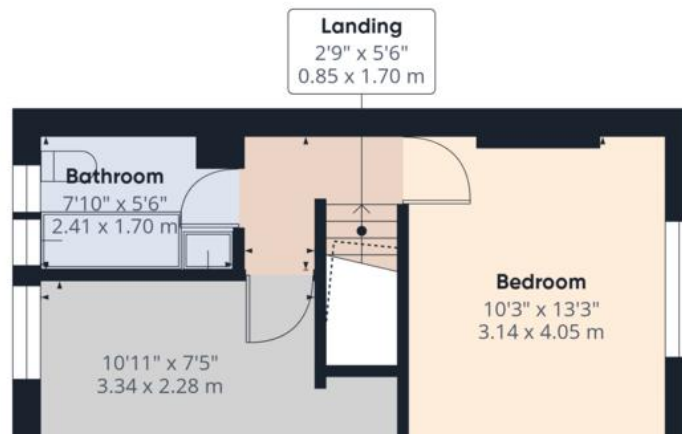


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾

719 ft²
66.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>

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