

**FOR SALE**



**Saville Road, Whiston**  
**Guide Price £190,000**

  
**MARTIN&CO**





## Saville Road, Whiston

2 Bedrooms, 1 Bathroom

**Guide Price £190,000**

- Off Road Parking
- Great Garden To Rear
- Recently Decoraed
- No Vendor Chain
- Loft Room

Guide Price £190,000 - £200,000  
2 Beds + Loft Room

Positioned on Saville Road in the popular village of Whiston, this two bedroom plus Loft Room 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 offering great off-road parking. With outstanding views, 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. there is also an additional outhouse offering further storage

Having being recently re-decorated, inside we have a practical entrance which leads onto the Kitchen Lounge. The ground floor comprises of Lounge and Kitchen both great spaces, the Lounge being flooded

with light from dual aspect windows and the Kitchen giving a simple clean feel.

Upstairs, the first floor landing connects the 2 well-proportioned bedrooms. Both of these feature built in storage. The bathroom includes a three-piece suite in a white finish.

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.

**ENTRANCE HALL** With a staircase rising to the first floor landing and Radiator. Leads to the kitchen and the lounge.

**KITCHEN** With a range of fitted wall and base units in white. Base units are set beneath worktops which

include a single bowl sink, oven, hob, space for dishwasher and washing machine and half tiled walls.

**LOUNGE** Lovely bright dual aspect living room that can be accessed via two doors. Having coving to the ceiling and carpet flooring.

**FIRST FLOOR LANDING** From first floor landing stairs give access to loft room.

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

**BEDROOM TWO** A generous sized room with front facing window and radiator

**BATHROOM** Having a three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over and shower screen, tiled walls, raised radiator and rear facing window.

**OUTSIDE** To the front is off road parking. To the rear

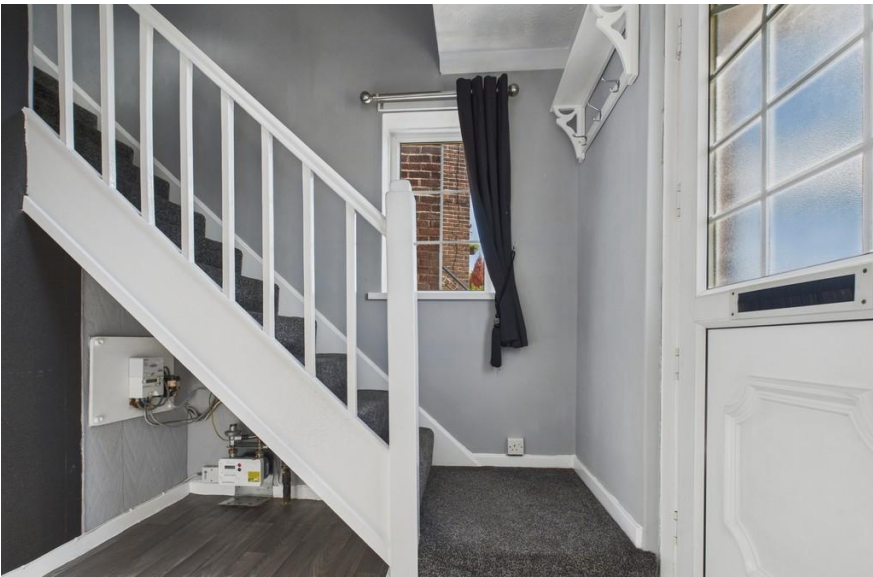




has a paved patio, with generous sized raised lawn with borders and two outhouses that have electricity. looking to settle into a well-connected, residential part of Rotherham.

OVERVIEW Families will note the property's proximity to well-regarded schools – Whiston J&I Primary School, 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





## Martin & Co Rotherham

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

**01709 544982**

<http://www.martinco.com>

**MARTIN&CO**

**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.