

FOR SALE



Reresby Crescent, Whiston
Guide Price £275,000

MARTIN&CO



Reresby Crescent, Whiston

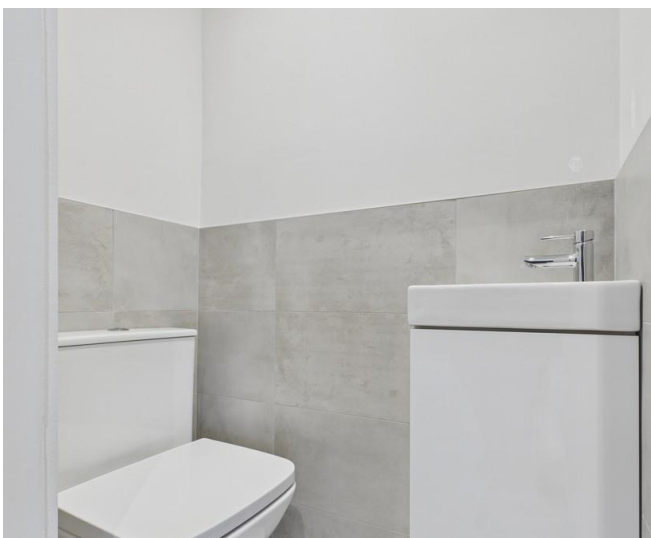
3 Bedrooms, 1 Bathroom

Guide Price £275,000

- Fully refurbished throughout
- Modern fitted kitchen
- Spacious rear garden
- Downstairs cloakroom
- Driveway and garage

GUIDE PRICE £275,000 - £285,000. Located on the popular Reresby Crescent in Whiston, this fully refurbished property offers a fresh and modern feel throughout. Every element has been thoughtfully updated, from the rewiring and replumbing to the replastering and new staircase, creating a home that's completely move-in ready. The addition of a downstairs cloakroom and a practical utility room adds to the sense of convenience, making everyday living straightforward and comfortable. The property sits within easy reach of local amenities, schools, and major road links, creating a well-balanced setting for family life.

The entrance hall sets the tone for the rest of the house, with its crisp finish and spindled staircase leading to the first floor. To the front, the bay windowed lounge features a modern media wall, creating a central point for relaxation and entertainment. Light filters through the bay window, adding warmth to the clean lines and fresh décor. To the rear, the dining kitchen has been refitted with a sleek range of contemporary wall and base units, complemented by integrated appliances including a dishwasher, fridge freezer, and range-style cooker. The layout allows for a dining area that looks out onto the garden, ideal for day-to-day meals or informal



gatherings.

A separate utility room sits just off the kitchen, offering space for a washing machine and dryer while keeping household chores neatly contained. The downstairs cloakroom features a white two-piece suite, continuing the theme of modern simplicity found throughout the home.

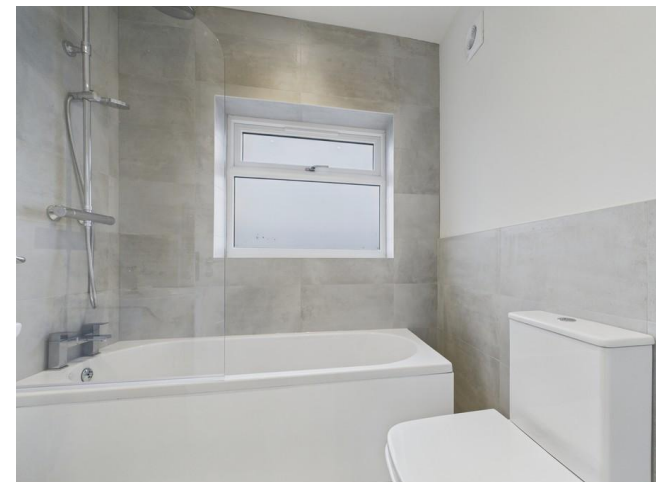
Upstairs, the first floor landing leads to three bedrooms. The main bedroom enjoys another bay window, adding a sense of space and character, while the second bedroom is also a comfortable double. The third bedroom, a well-proportioned single, works well as a child's room, home office or study. The family bathroom has been finished to a high standard with a white three-piece suite and contemporary fittings, giving a clean, timeless look.

Outside, the property has a well-kept garden to the front with a lawn and established borders. A driveway to the side provides off-road parking and leads to a

single garage, adding further practicality. The rear garden is a generous size and has been thoughtfully laid out with a large lawn, a paved patio area, and mature shrubs and trees creating a pleasant backdrop. It's a space with plenty of potential for outdoor dining, play, or quiet time at the end of the day.

Whiston is one of Rotherham's most sought-after areas, offering a good balance of local community and accessibility. Everyday essentials can be found nearby with local shops in the village and larger supermarkets including Morrisons, Aldi and Tesco within a short drive. Rotherham town centre and Meadowhall Shopping Centre are both within easy reach, providing an excellent range of retail and leisure options. Families are well served by several well-regarded schools such as Whiston Worrygoose Junior and Infant School, Whiston Brook Primary School, and St Bernard's Catholic High School.

For those commuting, the location is particularly convenient, with quick access to the M1, M18 and



Sheffield Parkway, linking easily to Sheffield, Doncaster, and further afield. Public transport is also readily available, with local bus services running frequently through the area and Rotherham Central train station offering rail connections to regional and national destinations.

Altogether, this property combines the appeal of a quiet residential setting with the convenience of nearby amenities and transport links. The recent renovation work has created a home that feels fresh, practical, and ready for a new owner to enjoy immediately. Its well-balanced layout, generous outdoor space, and quality finish make it an excellent choice for those looking for a property that requires no further work and offers the right mix of comfort and style.

ENTRANCE HALL With a spindled staircase rising to the first floor landing and laminate flooring. There are downlights to the ceiling, front facing entrance door

with matching front facing windows.

CLOAKROOM With a white two piece suite which comprises on a low flush w.c, wash hand basin and tiled walls.

LOUNGE With a front facing bay window and downlights to the ceiling. The focal point of the room is the media wall with feature fire and space for tv.

DINING KITCHEN With a range of fitted wall and base units. Base units are set beneath solid resin metis worktops with a Belfast style sink. Range style cooker with extractor above set in the chimney breast. With integrated fridge freezer, integrated dishwasher, downlights to the ceiling, tiled splash back, laminate floor and rear facing window.

UTILITY ROOM With space for washing machine, tumble dryer, built in storage with central heating boiler, laminate floor, side facing window and rear

facing entrance door.

LANDING With downlights to the ceiling and loft access. Spindled balustrade with side facing window.

BEDROOM ONE A double size room with downlights to the ceiling and front facing bay window.

BEDROOM TWO A double size room with downlights to the ceiling and rear facing window.

BEDROOM THREE A single size room with downlights to the ceiling and front facing window.

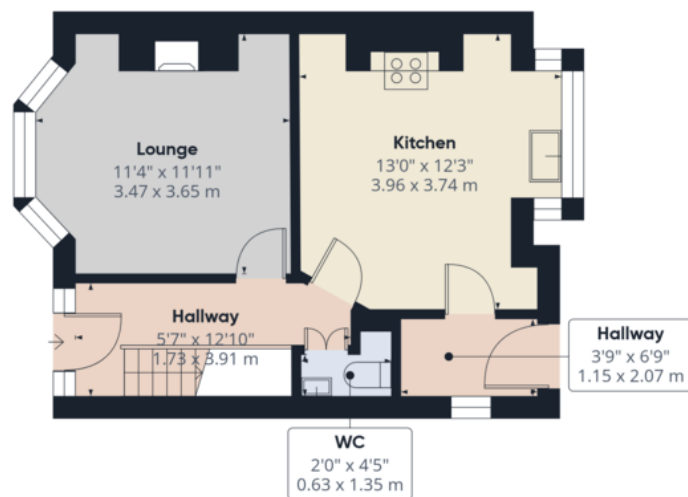
BATHROOM Having a white three piece suite which includes a low flush w.c, vanity wash hand basin, bath with shower set over, tiled splash backs, downlights to the ceiling and rear facing window.

OUTSIDE With lawn to the front with borders and steps to the front entrance door. A drive to the side provides off road parking and access to the single garage. To



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Ground Floor



Approximate total area⁽¹⁾
714 ft²
66.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

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