

**bartons**   
FOR YOUR NEXT MOVE...

Saville Road, Whiston



Guide Price: £265,000 to £270,000. This beautifully presented EXTENDED Semi-Detached Home is located within the sought after village of Whiston, being just a moments' walk to popular pubs, schools, shops and having excellent commuter links for the M1 & Sheffield Parkway.

In brief the property comprises; Entrance Hall \* WC \* Lounge \* Modern Kitchen Diner with Integral Appliances and French Patio Doors \* Three Bedrooms \* En-suite Shower Room \* Family Bathroom \* Large Raised Decked Patio \* Lawn Garden \* Front Paved Driveway for Three Cars!

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## ACCOMMODATION

- EXTENDED Semi-Detached Home - Beautifully Presented Throughout
- Three Bedrooms, En-suite Shower Room, Family Bathroom & Downstairs WC
- High Specification Kitchen with Integral Appliances
- Lounge / Open Plan Dining Space with French Patio Doors
- South Facing Decked Patio & Lawn Garden
- Paved Driveway for Three Cars!
- Popular Whiston Location - Excellent Commuter Links



GROUND FLOOR  
490 sq.ft. (45.6 sq.m.) approx.

1ST FLOOR  
496 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, the floor area, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their efficiency or condition.  
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51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY  
 T: 01709 515740 E: info@bartons-net.co.uk