



PRESTIGIOUS HOMES

merryweathers
Est. 1832

Moorhouse Lane, Whiston, Rotherham, S60 4NQ

Auction Guide £250,000

****FOR SALE BY MODERN METHOD OF AUCTION GUIDE PRICE £260,000****

A charming 'picture postcard' semi-detached Cottage located in the heart of the old Village. The Cottage retains much of the original charm and character now complimented by Gas central heating and uPVC double glazing. The accommodation briefly comprises: reception Hall, Cloaks Room, Lounge, Sitting/Dining Room, Kitchen, three Bedrooms and family Bathroom. An undoubted feature is the delightful, private rear garden incorporating a patio and footbridge over Whiston Brook.

RECEPTION HALL

With composite front entrance door and uPVC opaque glazed side panel

CLOAKS ROOM

4'11" x 3'3"
Housing the 'Vaillant' gas combination boiler, uPVC opaque glazed window

LIVING ROOM

14'0" x 13'10"
The focal point of the room being the imposing stone fireplace and chimney breast with wood burning stove on a raised hearth. Front facing uPVC bow window. Beamed ceiling and feature open tread dog leg staircase rising to the first floor.

SITTING/DINING ROOM

11'6" x 10'10"
Stairs lead down from the Hall to the Sitting/Dining Room with uPVC glazed door and window both overlooking and opening into the rear garden and additional side facing uPVC window. Radiator, fitted corner seating unit and built-in fridge/freezer.

KITCHEN

10'9" x 6'6"
With a range of fitted base and wall units with contrasting work surfaces incorporating an inset ceramic sink with monobloc tap set beneath the rear facing uPVC window. Integrated stainless steel gas hob with high level extractor hood and electric oven beneath. uPVC rear entrance door.

FIRST FLOOR LANDING

With linen cupboard and uPVC window overlooking the rear garden

REAR BEDROOM ONE

11'6" x 8'9"
With radiator and uPVC window

FRONT BEDROOM

13'0" x 8'6"
With radiator and uPVC window

FRONT BEDROOM

10'4" x 7'10"
With radiator and uPVC window

BATHROOM

10'10" x 6'4"
With contemporary white suite comprising a bath with tiled inlay surround, W.C. vanity wash hand basin and corner shower cubicle. Ceramic tiling to the walls and floor, heated towel rail, ceiling downlighters and uPVC opaque glazed window.

OUTSIDE

Front flower garden set behind a dwarf stone boundary wall with driveway to one side leading to the Garage with light and power, plumbing for an automatic machine and uPVC side door.

To the rear is a private, sheltered garden encompassing a patio/seating area with ornamental stone footbridge over Whiston Brook which runs through the garden. Beyond the Brook is a sloping lawn with steps leading to a garden shed.

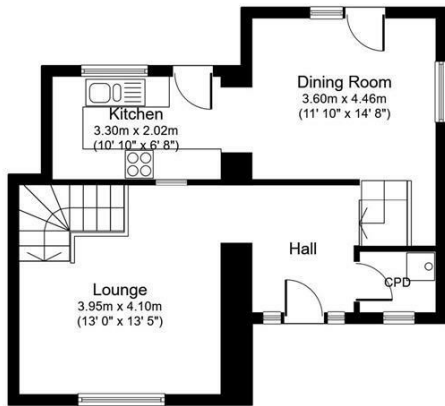
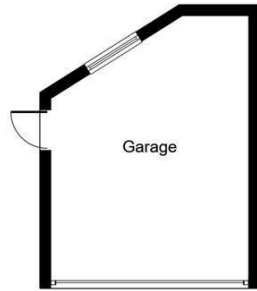
MATERIAL INFORMATION

Tenure Freehold
Council Tax Band E

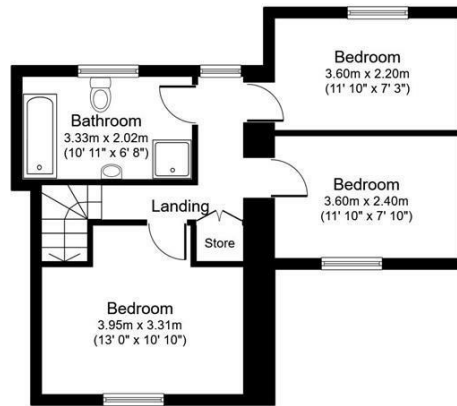


Floor Plan

7 Moorhouse Lane



Ground Floor



First Floor

PRESTIGIOUS HOMES



Area Map



www.merryweathers.co.uk

Merryweathers (Rotherham) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Doncaster, Barnsley, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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Energy Efficiency Graph

