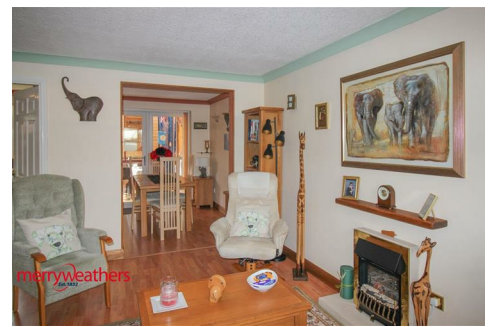




8 Guilthwaite Crescent, Whiston, Rotherham, S60 4EX

Offers Around £245,000

A viewing is recommended of this large three bedroomed end terraced property ideal for growing family. Comprising of open plan lounge and dining area, modern dining/ kitchen, ground floor w.c. and Utility area.

First Floor comprising of Modern four piece family bathroom and three good sized bedrooms. Ample parking to front leads to single garage with extra storage providing a useful utility area. Rear garden with sun room, patio, garden shed and storage facilities. Mainly laid of small garden area, shrubs and flowers.

Located within a popular suburb of Rotherham with access to local transport facilities and motorway networks, local Schools, amenities and Rotherham Hospital.

Entrance Hall



Front UPVC entrance door leads to entrance hall, with door to lounge, stairs rising to first floor and central heating radiator.

Lounge 14'7" x 11'4" (4.47m x 3.47m)



Front lounge with Front UPVC window and central heating radiator and dual function heater/ air conditioning wall unit. Focal point fireplace with electric fire, door leading to kitchen, recess opening to dining room.

Dining Room 8'9" x 8'2" (2.67m x 2.49m)



Recess from lounge to dining room, giving an open plan layout, UPVC patio doors open to rear garden via the outdoor sun room.

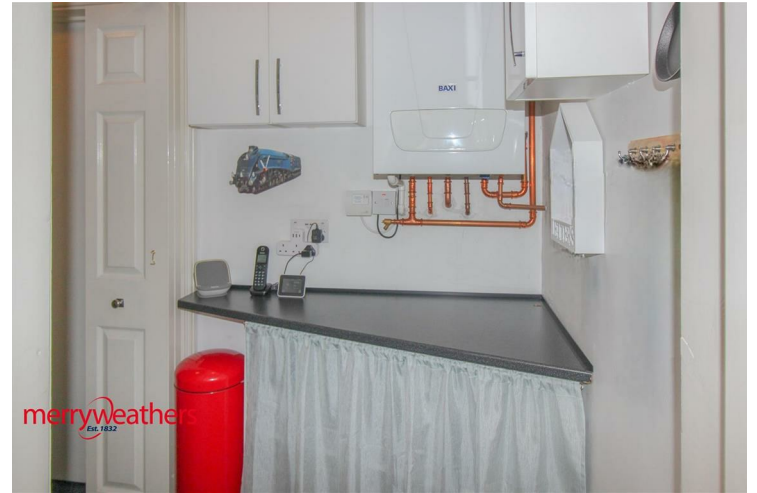
Kitchen 15'0" x 8'8" (4.58m x 2.66m)



Modern Fitted kitchen with ample modern base and wall units and work surfaces, with stainless steel splashback to hob. With integrated electric oven, hob, extractor fan,

fridge freezer and dishwasher. Door leads to lounge, utility room and rear external UPVC door leads to rear garden.

Utility Room



Door leading from kitchen to Utility Room. with space for washing machine and useful storage cupboards and door leading to downstairs W.C.

Ground Floor W.C.

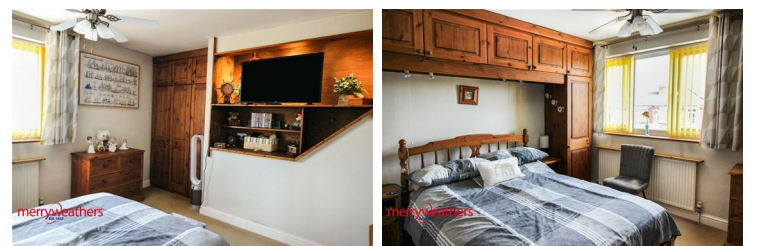


White Suite comprising of W.C. wash basin, heated towel rail and door leads to rear of garage.

First Floor Landing

Stairs rise to First Floor Landing with doors to three bedrooms and bathroom. Loft access, which has ladders, power and lighting.

Bedroom One 14'10" x 11'10" (4.53m x 3.63m)



Front UPVC window, central heating radiator, dual function heater/ air conditioning unit and built in wardrobes and bedroom furniture.

Bedroom Two. 14'4" x 8'8" (4.38m x 2.66m)



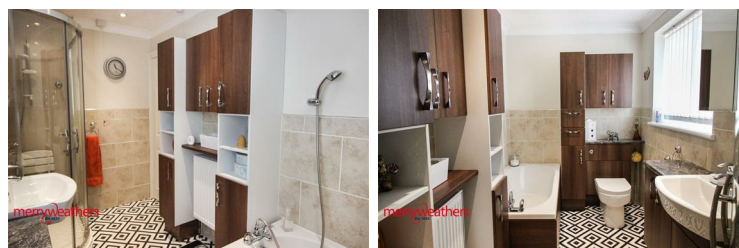
Front UPVC window, central heating radiator and wash basin .

Bedroom Three 11'8" x 11'5" (3.58m x 3.49m)



Front UPVC window, central heating radiator and built in wardrobes.

Bathroom 11'11" x 5'10" (3.64m x 1.78m)



Large family bathroom with modern bathroom suite with modern bathroom furniture. White four piece bathroom suite comprising of bath, wash hand basin and low flush W.C. with separate shower cubicle and radiator. Rear UPVC rear window.

Outside



Large driveway to front with providing ample parking spaces leads to single garage and front entrance. Side Pathway with gated access to rear garden. Rear garden with patio, shrubs and flowers. Hard perspex glazed roof Sun room, which has power and lighting, ideal for sitting in the sun and entertaining. Pathways leads to lawned area, with summer house, storage sheds. Rear storage shed with solar panels to roof. There is also gated access to the rear which opens to a pathway leading to the Brook.

Garage 16'3" x 8'5" (4.97m x 2.59m)

Electric operated roller doors open to large integral garage, with useful storage to rear of the garage providing space for utility area, useful for washing machine and fridge/ freezer. Door from garage leads into the house via the ground floor W.C.

Material Information

Material information

Council Tax Band C

Tenure Freehold

Property Type Three bedroomed semi detached.

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Driveway and garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

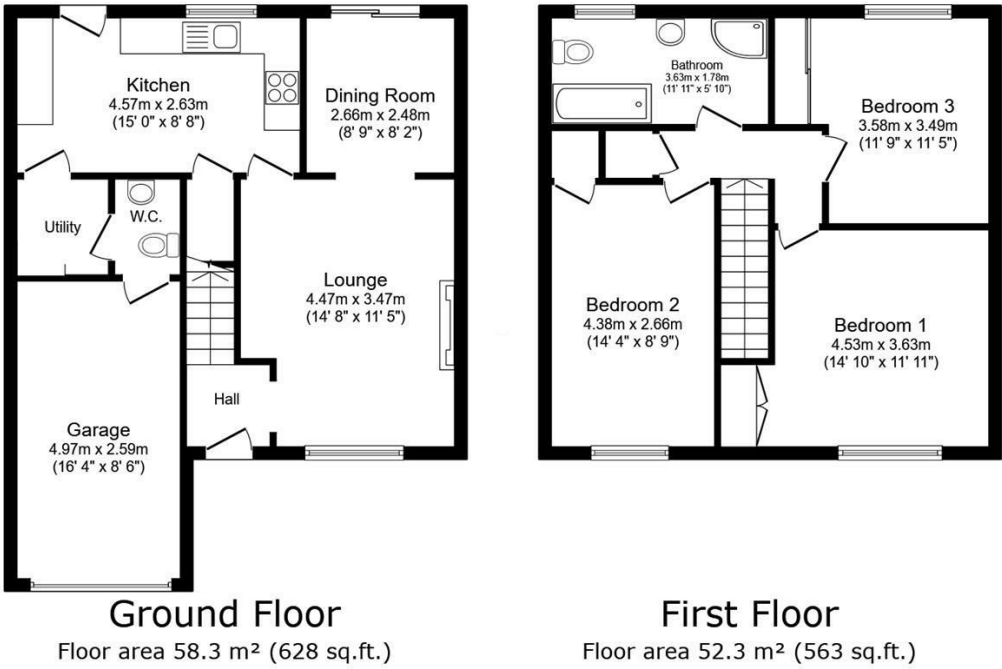
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



TOTAL: 110.7 m² (1,191 sq.ft.)

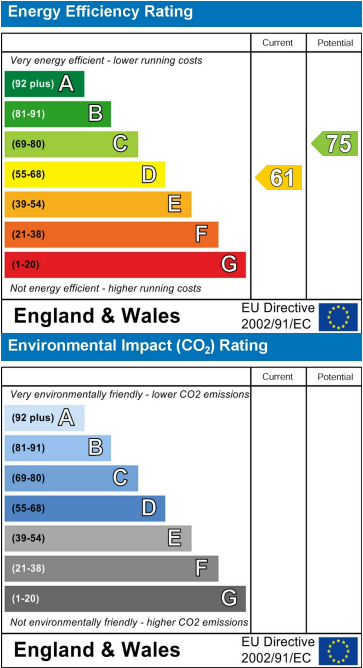
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

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

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

