

TO LET



Sandringham Avenue, Whiston
£995 pcm


MARTIN&CO



Sandringham Avenue, Whiston

Semi-Detached House,
3 bedroom, 1 bathroom

£995 pcm

Date available: 21st September 2026

Deposit: £1,148.07

Unfurnished

Council Tax band: B

- THREE DOUBLE BEDROOMS
- EXTENDED OPEN-PLAN KITCHEN DINER
- GENEROUS DRIVEWAY PARKING
- LOUNGE WITH MEDIA WALL
- PATIO DOORS TO GARDEN
- EPC - TBC



Available to rent at £995 pcm, this extended three-bedroom semi-detached home on Sandringham Avenue offers generous living space, three double bedrooms, a large driveway and a substantial rear garden. The open-plan kitchen diner and separate lounge with media wall give the ground floor a practical layout suited to everyday family life.

The property is set back from the road behind a large driveway, providing useful off-road parking for multiple vehicles. This is a particularly practical feature for a household with more than one car, while the semi-detached position also gives straightforward access around the property.

The lounge provides a comfortable main living area with a modern media wall creating a clear focal point

for the room. There is plenty of space for a good-sized sofa and additional furniture, making this a useful room for relaxing away from the kitchen and dining space.

One of the main features of the property is the extended open-plan kitchen diner. The additional space creates a large, sociable area with room for cooking, dining and day-to-day family life all in one place. Patio doors connect the room directly with the rear garden, making the outside space easily accessible and providing a practical layout during the warmer months.

The rear garden is another notable feature, offering plenty of outdoor space for families, entertaining, children's play equipment or simply having a good-sized garden to enjoy. Combined with the extended kitchen diner and patio doors, the ground floor has a strong connection between the indoor and outdoor areas.

Upstairs are three double bedrooms, avoiding the

compromise of a small third bedroom often found in similar homes. The bedrooms provide flexibility for a family, sharers or anyone needing additional space for working from home. The proportions also allow the rooms to accommodate bedroom furniture without sacrificing too much usable floor space.

The family bathroom is fitted with a bath and an overhead shower, providing the convenience of both options within the same room.

Sandringham Avenue is situated in Whiston, with access to the wider Rotherham area and surrounding South Yorkshire road network. The location is convenient for everyday amenities in Whiston and nearby Rotherham, while road connections provide access towards Sheffield and neighbouring areas. The M1 and M18 motorway networks are also accessible from the wider Rotherham area, making the location practical for those travelling further afield for work.

Overall, this is a generously proportioned rental home



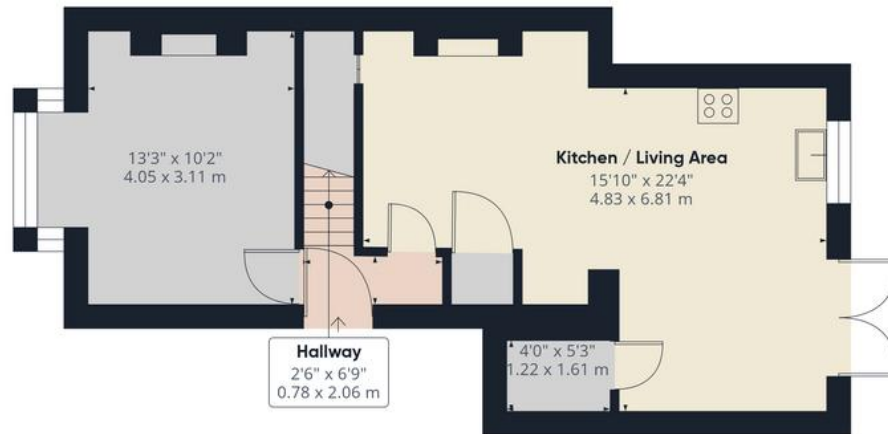
where the extended ground-floor accommodation, three double bedrooms and outside space are likely to be key considerations. The combination of a large open-plan kitchen diner, separate lounge, substantial garden and ample driveway parking creates a practical layout with plenty of usable space.

At £995 pcm, early enquiries are recommended for further details and to arrange a viewing.

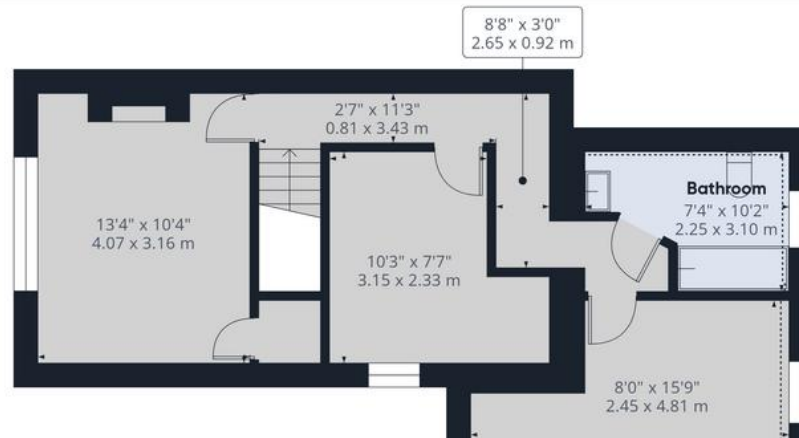


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Ground Floor



Approximate total area⁽¹⁾

1003 ft²
93 m²

Reduced headroom

21 ft²
2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are

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