

FOR SALE



Saville Road, Whiston
Guide Price £160,000

MARTIN&CO



Saville Road, Whiston

2 Bedrooms, 1 Bathroom

Guide Price £160,000

- Semi detached
- Two bedrooms
- No chain
- Commuter links
- Popular location

guide price £160,000 - £170,000. Offered for sale with no onward chain, this two bedroom semi-detached home on Saville Road offers a good opportunity for first-time buyers, couples, downsizers or investors looking for a property in the popular Whiston area of Rotherham. The house is ready for a new owner to update and personalise to suit individual tastes, with well-proportioned accommodation, off-road parking and gardens to both the front and rear.

The property is approached from Saville Road, with a lawned front garden complemented by established borders. A generous driveway provides ample off-road parking, an increasingly useful feature for households with more than one vehicle. Access into the house is via a side entrance door which opens into the entrance hall, where stairs rise to the first-floor landing.

At the front of the property is the lounge, a comfortable main living space with a bay window overlooking the garden and allowing plenty of natural light into the room, while the proportions of the room allow space for a range of seating and living room furniture.

To the rear is the dining kitchen, providing space for everyday cooking and dining in one practical room. The kitchen is fitted with a range of high-gloss cream wall and base units offering useful cupboard and



worktop space, together with space for a freestanding cooker and plumbing for a washing machine. An under-stairs cupboard provides additional storage, while a further cupboard houses the central heating boiler. The room provides plenty of scope for future updating, allowing the next owner to put an individual stamp on the property rather than paying a premium for somebody else's choice of finish.

The first-floor landing gives access to two generous bedrooms. Both provide useful proportions for bedroom furniture, making the layout suitable for a couple, small family or anyone requiring a separate home office or guest room. The accommodation is completed by the shower room, which is fitted with a white three-piece suite.

Outside, the rear garden provides a mix of patio and lawn, creating separate areas for outdoor seating, gardening and general day-to-day use. There is also useful external storage and an outside WC. Combined with the front garden and driveway, the outside space gives the property plenty of practicality as well as scope for further landscaping or improvement.

Saville Road is positioned within Whiston, a well-established village on the Rotherham side of Sheffield. The location is particularly practical for those needing access to surrounding employment centres, with road connections towards Rotherham, Sheffield and the wider South Yorkshire motorway network. The M1 and M18 are both accessible from the area, while the Sheffield Parkway provides an important route towards Sheffield city centre and the surrounding business districts. Local bus services also provide public transport connections around Rotherham and towards neighbouring communities.

Whiston itself offers a range of everyday amenities, while a broader choice of shopping, supermarkets, leisure facilities and services can be found in Rotherham and the surrounding retail areas. The location also places the property within reach of green spaces and countryside around Whiston and the neighbouring villages, giving the area a useful balance between access to urban centres and more open surroundings.

Families considering the area have a number of



education options across Whiston and the wider Rotherham area, including Whiston Worrygoose Junior and Infant School within the village. Secondary education and further schooling options are available throughout Rotherham, although individual catchment areas and admissions criteria should always be checked directly with the relevant school or local authority.

For commuters, the combination of access to the M1, M18 and Sheffield Parkway makes this a practical base for travel across South Yorkshire and further afield. Rotherham town centre and Sheffield are both within reach by road, while the wider area provides access to rail and public transport services for journeys beyond the immediate district.

With no onward chain, two good-sized bedrooms, a bay-windowed lounge, dining kitchen, driveway parking and gardens, this is a property with a solid starting point and plenty of potential. Rather than being presented as a fully finished home, its main appeal lies in the opportunity to modernise and make changes

over time, creating a home to suit personal requirements in an established and sought-after Whiston location.

LOUNGE A generous size lounge which has a feature fireplace with storage. Having a front facing bay window with window seat.

INNER HALL With a staircase rising to the first floor landing with side facing window and side facing entrance door.

DINING KITCHEN With a range of fitted wall and base units in high gloss cream. Base units are set beneath worktops which include a single bowl sink, space for cooker, plumbing for washing machine, under stairs cupboard, pantry housing the central heating boiler, rear facing window and rear facing entrance door.

FIRST FLOOR LANDING With loft access.

BEDROOM ONE A generous size master bedroom with store cupboard and front facing window.

BEDROOM TWO A lovely size second bedroom with rear facing window.

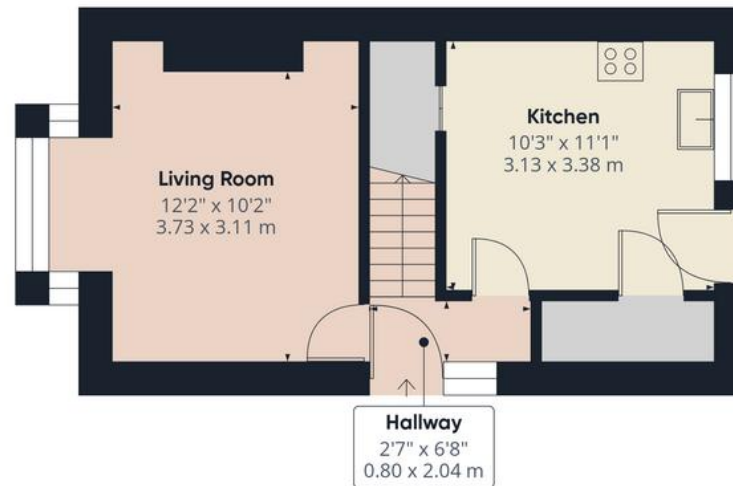
SHOWER ROOM With a white three piece suite which comprises of a vanity wash hand basin, low flush w.c, shower cubicle and rear facing window.

OUTSIDE To the front of the property is a lawn garden with drive to the side of the property providing off road parking for several vehicles. To the rear there is a patio area, lawn garden, outside w.c, and outside store cupboard.

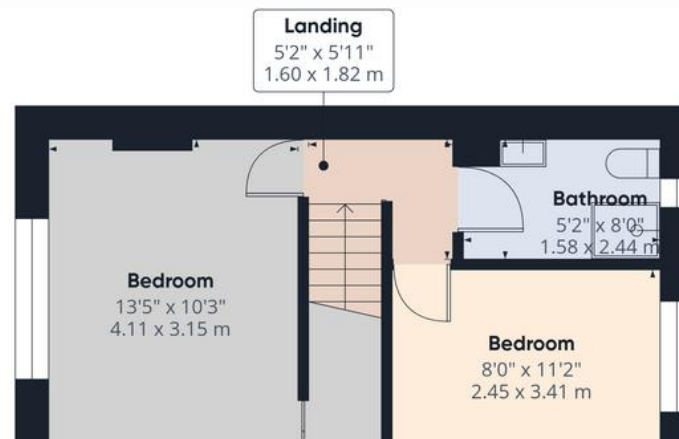


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
630 ft²
58.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

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