

FOR SALE



Manor Drive, Whiston
Guide Price £200,000


MARTIN & CO



Manor Drive, Whiston

2 Bedrooms, 1 Bathroom

Guide Price £200,000

- Semi detached
- Two bedrooms
- No chain
- Downstairs WC
- Off road parking

GUIDE PRICE £200,000 - £210,000. Set within a well-established and sought-after area of Whiston, this extended two-bedroom semi-detached home at Manor Drive offers a practical layout and spacious plot. It's a home that lends itself well to a wide range of buyers, whether looking for a first move, downsizing opportunity, or a property with further potential. With no chain involved, there's added convenience for those wanting a straightforward purchase.

The house sits in a slightly elevated position, with a good-sized front garden and a private driveway providing off-road parking. A lawned garden area softens the approach, while the drive runs alongside the house and leads towards a secure gated patio and the rear garden. This generous outside space is a strong feature, with lawn and patio areas offering scope for outdoor seating, children's play, or even extending the property further, subject to the usual permissions.

Inside, the layout flows from an entrance hall with staircase rising to the first floor. The main living space stretches the full length of the house, creating a lounge and dining area with dual aspect windows to the front and rear, including a rear-facing bay that adds both light and space. A feature fire surround with electric fire acts as the central point in the lounge.



This room works well for every day use and can be easily configured to suit different furniture layouts or styles.

The kitchen has been extended to create a more practical working space and is fitted with a range of wall and base units. There's an integrated oven, hob, and extractor, along with space for other appliances. Just off the kitchen is a useful cloakroom, fitted with a two-piece suite - handy for day-to-day convenience and not always found in properties of this type.

Upstairs, both bedrooms are double in size. The main bedroom looks out to the front of the house and has ample space for wardrobes and storage. The second bedroom, at the rear, enjoys views over the back garden and is similarly well-proportioned. A larger-than-average family bathroom completes the first floor, fitted with a white three-piece suite including a panelled bath, wash basin, and WC.

The property offers a good balance of internal space and external plot. While it's been looked after, there is room to modernise or rework the interiors to suit individual preferences. For anyone looking for a project

with solid fundamentals, it presents a strong opportunity.

Location-wise, Manor Drive is positioned well for access to Rotherham, Sheffield, and the wider region. The M1 and Sheffield Parkway are within easy reach, making it ideal for commuters. Public transport links are readily available, with local bus routes serving the area and Rotherham Central station offering rail connections further afield.

Everyday amenities are close at hand. Whiston village offers a range of local shops and services, while larger supermarkets including Morrisons and Aldi can be found a short drive away. Meadowhall is also easily accessible for more extensive shopping and leisure facilities.

Families will appreciate the selection of schools nearby, including Whiston Worrygoose Primary School, a well-regarded choice for younger children, and Oakwood High School for secondary education. Both are within a short distance, helping to simplify the daily routine.

In all, this is a solid and adaptable property with a



spacious plot and good local connections. The extended layout, two double bedrooms, and larger bathroom add value, while the enclosed rear garden and ample parking make it practical for day-to-day living. With no chain involved, it's ready for the next chapter.

ENTRANCE HALL With a staircase rising to the first floor landing, under stairs storage, tiled floor, side facing window and front facing entrance door. Double doors open into the lounge / dining room.

LOUNGE / DINING ROOM A generous size room with downlights to the ceiling. The lounge area has a feature fire surround with electric stove fire, with inset space for tv, open shelving to either side of the chimney breast and rear facing bay window. The dining area has a front facing window.

KITCHEN Having been extended with a range of fitted

wall and base units in high gloss effect. Area one has downlights to the ceiling, extractor hood, oven, hob, single bowl sink, wood worktops, tiled floor, tiled splash backs and rear facing window. Area two has a single bowl sink, wooden worktops, space for fridge freezer, plumbing for washing machine, dishwasher, tiled splash backs, tiled floor, front facing window, front facing roof window, front and rear facing entrance doors.

CLOAKROOM With a white two piece suite which comprises of a low flush w.c, wash hand basin, tiled splash backs and front facing window.

LANDING With loft access and side facing window.

BEDROOM ONE A generous size double bedroom with coving to the ceiling. With two built in storage cupboards and front facing window.

BEDROOM TWO A double size room with coving to

the ceiling and rear facing window.

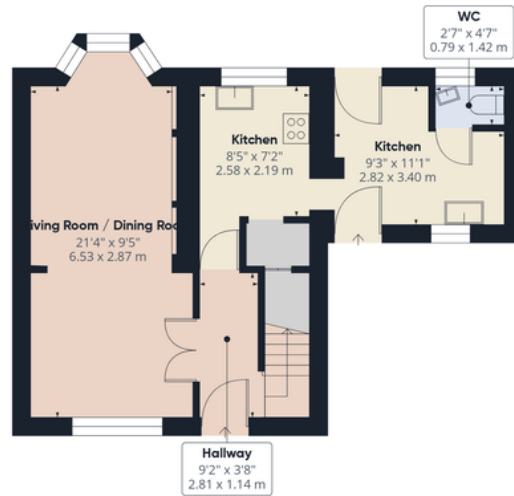
BATHROOM A good size family bathroom having a white three piece suite which comprises of a vanity wash hand basin, bath with shower over, low flush w.c, tiled floor, tiled walls, downlights to the ceiling and side facing window.

OUTSIDE To the front of the property is a lawn garden with borders. A drive providing off road parking. An enclosed patio area proving privacy. To the rear of the property is an enclosed garden with a decked area, lawn and pebbled area.

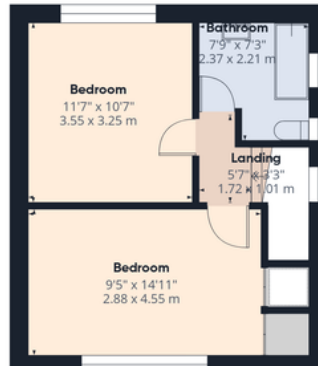


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
820 ft²
76.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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