





Lathe Road,Whiston Rotherham S60 4LL

Not for marketing purposes INTERNAL USE ONLY

welcome to

Lathe Road, Whiston Rotherham

GUIDE PRICE £280,000-£290,000 BEAT THE RUSH! Early viewing is a must to appreciate what this property has to offer. This one wont be around for long. CALL TODAY TO VIEW













Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall
Entering the property via a front facing double glazed door and side facing double glazed window.

Lounge
The spacious lounge has a front facing double glazed bay window, radiator and leads into the dining room.

Dining Room
The dining room has a rear facing double glazed patio door into the conservatory and radiator.

Kitchen
The heart of the house. The kitchen has a range of stylish wall and base units, double sink and drainer, integrated oven, hob and extractor fan, integrated dishwasher and washing machine along with a separate pantry. There is a rear facing double glazed window, side facing double glazed door and spot lights to ceiling,

Conservatory
The spacious conservatory has a side facing double glazed door and rear facing double glazed windows.

Utility Room
Located in the detached converted garage to the front, the utility has a front facing double glazed door and side facing double glazed window.

Office
Located to the rear of the detached garage the office has a side facing double glazed door and window.

Landing
With a side facing double glazed window, loft access via a pull down ladder, the loft is also boarded.

Master Bedroom
The master bedroom has a front facing double glazed bay window, fitted storage cupboard housing the boiler, and a radiator.

Bedroom Two
With a rear facing double glazed window, fitted wardrobes and radiator.

Bedroom Three
A good size third bedroom this has a rear facing double glazed window and radiator.

Bathroom
The stylish family bathroom has a Shower over bath, WC, wash hand basin and radiator.

Outside
To the front of the property is a large driveway and separate lawn.

To the rear of the property is a patio area and lawn enclosed with fencing. There is also a decking area, shed and outside tap.

The detached garage has been converted into a separate utility space and home office.

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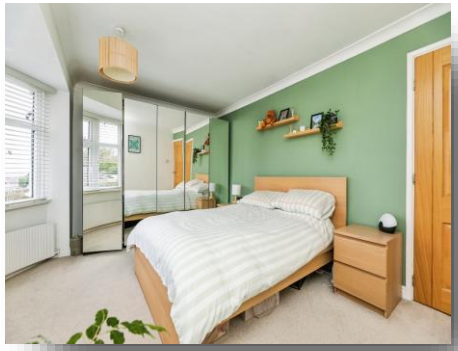
- EXTENDED
- UTILITY ROOM
- CONSERVATORY
- FULLY MODERNISED
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£280,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
RTF117797 - 0002

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