



# Whitley View Road, Rotherham, S61 2HL

£140,000

3 1 2



### Why You'll Love It

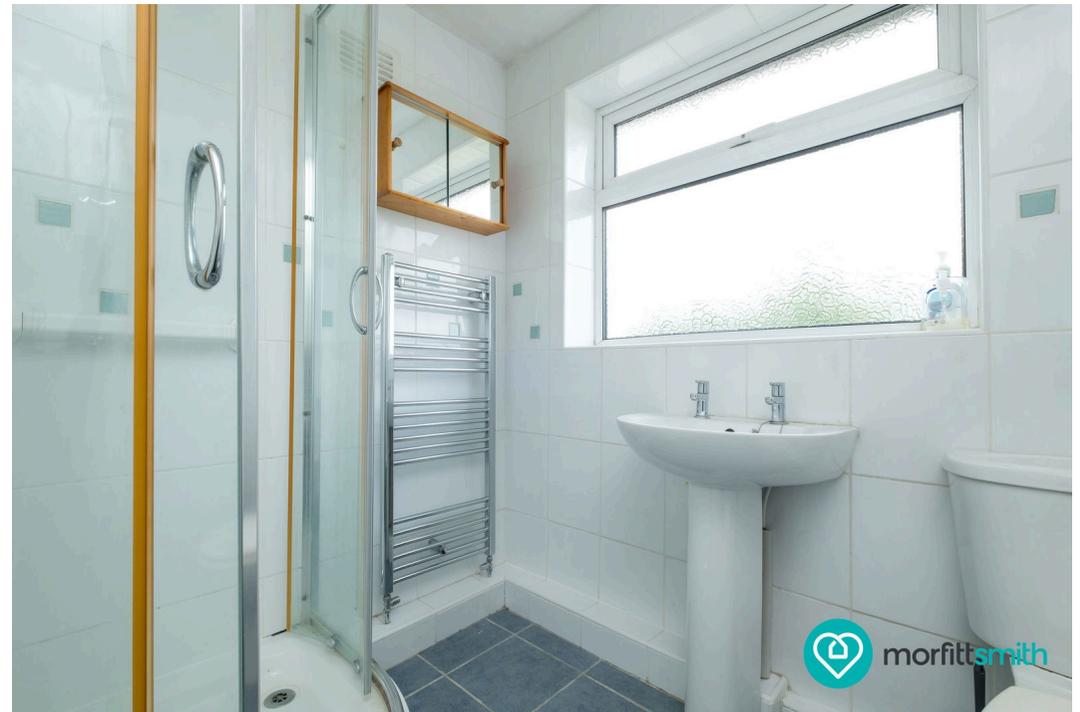
Step into the enclosed porch and into a central hallway that sets the tone for this traditional family home. To the right, the generous through lounge and dining area stretches the full depth of the property, with large windows front and back ensuring the space is bathed in natural light. While currently finished in a more traditional style, this space could easily be transformed into a contemporary open-plan living zone. At the rear of the hallway lies the galley kitchen, with side and rear windows that keep the space bright. It offers a solid footprint for refurbishment, with access directly out to the rear garden, ideal for summer entertaining.

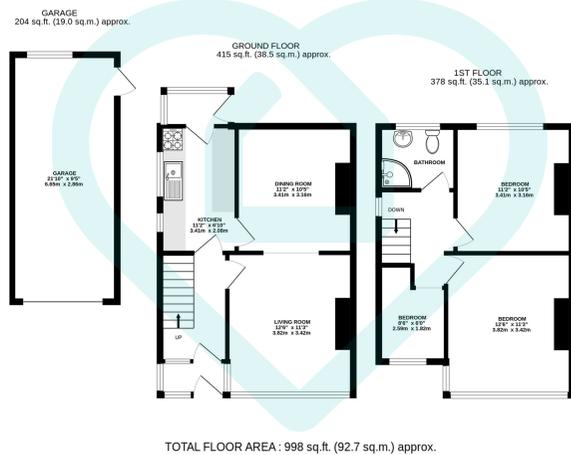
Upstairs, you'll find two double bedrooms and a well-sized single, all served by a family bathroom. While each room requires cosmetic updating, the proportions are excellent, offering a blank canvas for modern interiors.

Outside, the rear garden enjoys a pleasant open aspect with lovely views, ideal for keen gardeners or families. The driveway stretches along the side of the property, leading to a detached garage offering secure parking and storage.

### Why We Love It

Whitley View Road sits in a quiet and well-established residential area, offering peaceful surroundings while still being well-connected. Local schools, shops, and parks are all within easy reach, and nearby transport links make commuting to Rotherham, Sheffield, or the M1 simple and convenient. The lovely open outlook to the rear enhances the feeling of space and privacy.

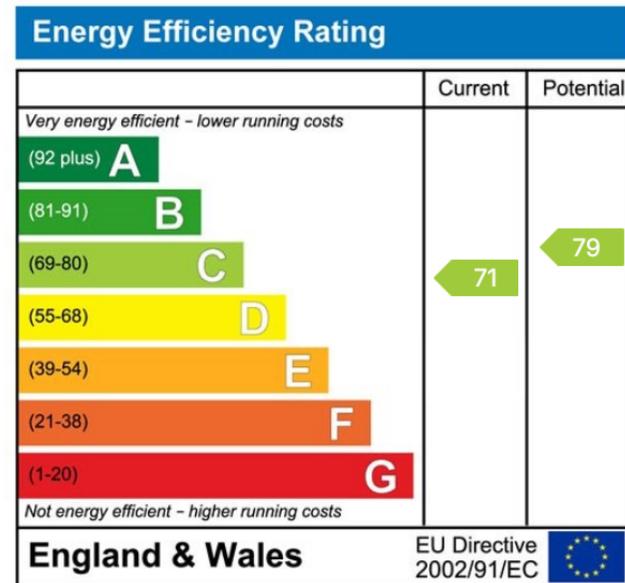




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- No Chain
- Traditional Semi Detached Home
- Great For First Time Buyers or Investors
- Drive Way
- Local Amenities
- Three Good Sized Bedrooms
- Potential Throughout Home
- Garage
- Private Garden
- Great Key Road Access



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