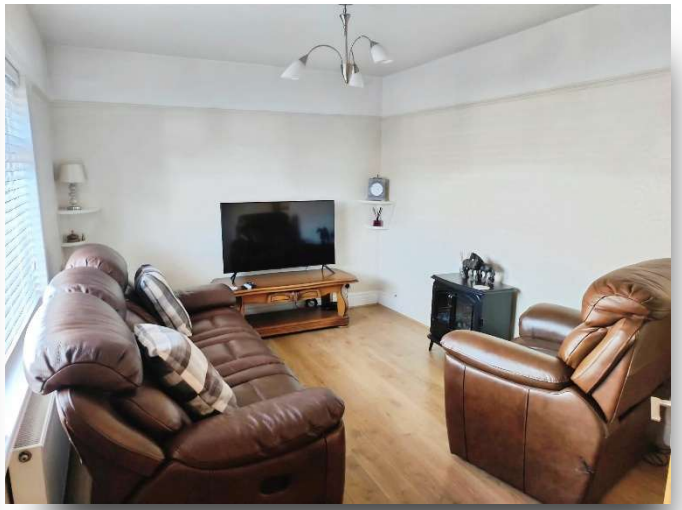
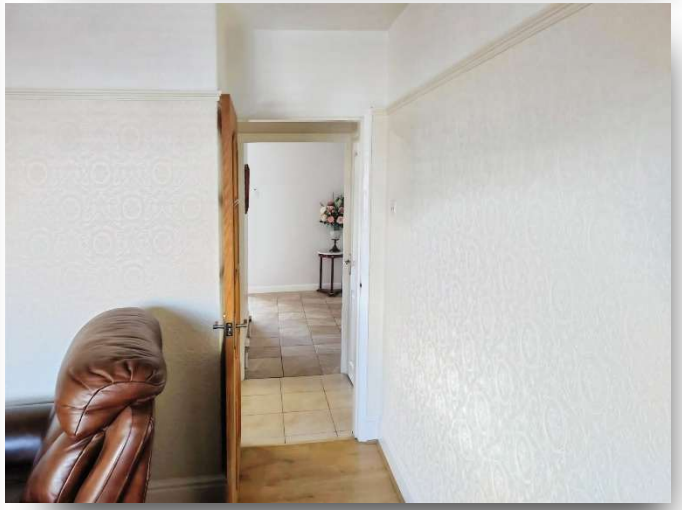






Guilthwaite Crescent,Whiston Rotherham S60 4EX

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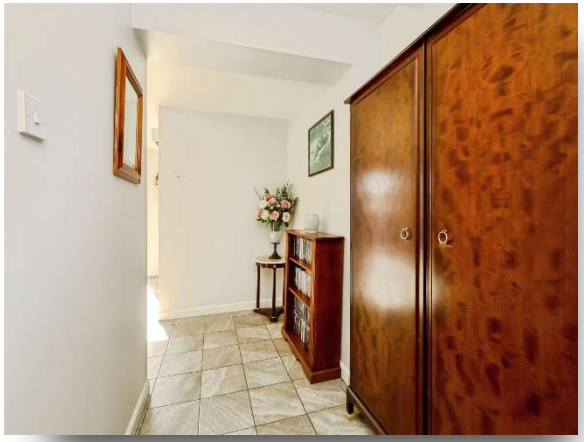
welcome to

Guilthwaite Crescent, Whiston Rotherham

£210,000 - This beautiful three bedroom semi detached is offered to market boasting spacious accommodation throughout with shower room & bathroom, off road parking & a delightful rear garden...ARRANGE YOUR VIEWING NOW!!!













Entrance Hall
Leading into the lounge having a front facing door & a radiator.

Lounge
Having a front facing double glazed window & a radiator. The lounge leads into the kitchen/diner & the the hallway into the extension.

Kitchen
Fitted with wall & base units with worktops housing the sink & drainer. There is space for a cooker, a fridge/freezer & a washing machine. Having two rear facing windows & a radiator.

Extension
Having a side facing double glazed window & a light tunnel in the roof of the extension along with rear facing patio doors leading to the garden & a radiator.

Shower Room
Situated to the rear of the property in the extension fitted with a shower, a hand wash basin & a WC. Having a rear facing window & a heated towel rail.

Landing
Providing access to the loft via pull down ladder. The loft is 3/4 boarded ideal for additional storage space with a velux window.

Bedroom One
Having a front facing front facing double glazed window & a radiator.

Bedroom Two
Having a rear facing double glazed window & a radiator.

Bedroom Three
Having a front facing double glazed window & a radiator.

Bathroom
Fitted with a bath & a shower, a hand wash basin & a WC. Having a rear facing window.

Outside
To the front of the property is a drive providing off road parking.

To the rear is a fully secured lawned garden & a patio.

Agents Note
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.

welcome to

Guilthwaite Crescent, Whiston Rotherham

- Three bedroom semi detached property - Two bathrooms
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/family buyer - NO CHAIN
- Drive providing off road parking
- Rear garden & patio

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

offers in the region of

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116978

The Property Ombudsman

Property Ref:
RTF116978 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.