

FOR SALE



Reresby Road, Whiston
Guide Price £200,000


MARTIN&CO



Reresby Road, Whiston

3 Bedrooms, 1 Bathroom

Guide Price £200,000

- Semi detached
- Three bedrooms
- Two reception rooms
- No chain
- Drive and garage

GUIDE PRICE £200,000 - £210,000. Reresby Road in Whiston offers a well laid out home in a location that remains consistently popular with buyers looking for convenience and access to nearby towns and cities. Offered for sale with no chain involved, the property presents a straightforward opportunity for a range of purchasers including first time buyers, families or those looking to move into a well established residential area. Having roof replacement, replacement bay windows, boiler replaced approx 5 years ago. The position within Whiston provides access to everyday amenities along with useful transport connections for commuting across South Yorkshire.

The property stands behind a lawned front garden with planted borders, creating a pleasant outlook from the front elevation. A driveway runs alongside the property, providing off road parking and leading to a single garage, offering useful storage or potential workshop space. The bay window to the front elevation adds character to the exterior and allows additional natural light into the main living space. An entrance hall provides the initial access point into the property and includes a traditional spindled staircase rising to the first floor landing. The hallway links the main ground floor rooms and gives a sense of separation between the living areas.



The lounge is positioned to the front of the property and benefits from the bay window which allows plenty of natural light and a pleasant view across the front garden. A feature fire surround forms the focal point of the room and creates a comfortable setting for everyday living. The proportions of the room allow for a variety of furniture arrangements while still maintaining a relaxed living space.

To the rear of the property sits the dining room, positioned to overlook the garden and connected to the outside space through French doors. This room works well as a second reception area and offers a practical space for family meals, entertaining or flexible everyday use. The doors provide direct access onto the rear patio area, creating an easy connection between indoor and outdoor areas during warmer months.

The kitchen is located adjacent to the dining room and is fitted with a range of wall and base cupboards providing storage for kitchen essentials. There is space for freestanding appliances, allowing flexibility depending on individual requirements. The layout

provides a functional working area with views towards the rear garden.

Upstairs, the first floor landing provides access to three bedrooms and the family bathroom. Two of the bedrooms are comfortable double rooms, master with built in wardrobes which help maximise floor space while providing practical storage. The third bedroom is a single room which may suit use as a child's bedroom, home office or dressing room depending on needs. The family bathroom is fitted with a three piece suite comprising bath, wash basin and WC. The layout is straightforward and functional, serving the three bedrooms on the first floor.

Externally, the rear garden offers a mixture of lawn and patio areas. The patio provides space for outdoor seating while the lawn creates an area suitable for general outdoor use. A pond and greenhouse are also positioned within the garden, adding character and offering potential for those with an interest in gardening. The space is enclosed and enjoys a good level of privacy.

Whiston itself is a well regarded village location on the



outskirts of Rotherham, known for its combination of residential streets and nearby green space. Everyday amenities are available locally including convenience stores, takeaways and independent shops. Larger supermarkets can be found a short drive away including Morrisons at Bramley and Tesco Extra at Rotherham.

The area also benefits from a range of schooling options. Whiston Junior and Infant School is located nearby and has long served the local community, while secondary education is available at Wickersley School and Sports College which has a strong local reputation. Rotherham Hospital is also located within Whiston, providing major employment locally and convenient healthcare services.

For commuters, the location is particularly practical. The M1 and M18 motorway networks are both easily accessible, offering routes towards Sheffield, Leeds, Doncaster and beyond. Sheffield Parkway is also within easy reach, providing a direct connection into Sheffield city centre and the wider region. Public

transport services operate through the area with regular bus routes connecting Whiston to Rotherham, Sheffield and surrounding communities.

Overall, the property offers a straightforward home with a practical layout, outdoor space and useful off road parking. The combination of no chain, local amenities and strong transport connections makes it a property likely to appeal to a broad range of buyers looking for a well positioned home in a settled residential area.

ENTRANCE HALL With a spindled staircase rising to the first floor landing, delph shelf, dado rail and front facing entrance door.

LOUNGE With coving and rose to the ceiling. There are two wall light points. The focal point of the room is the feature fire surround housing the electric fire. Front facing bay window.

DINING ROOM With coving to the ceiling and dado

rail. The focal point of the room is the feature fire surround and rear facing French doors to the garden.

KITCHEN With a a range of fitted wall and base units, wall units include extractor hood. Base units are set beneath worktops which include a one and a half bowl sink, plumbing for washing machine, space for fridge, gas cooker point, tiled splash backs, side facing window and rear facing entrance door to the rear porch.

REAR PORCH With rear facing windows and side facing entrance door.

LANDING With dado rail, spindled balustrade, loft access with ladder and side facing window.

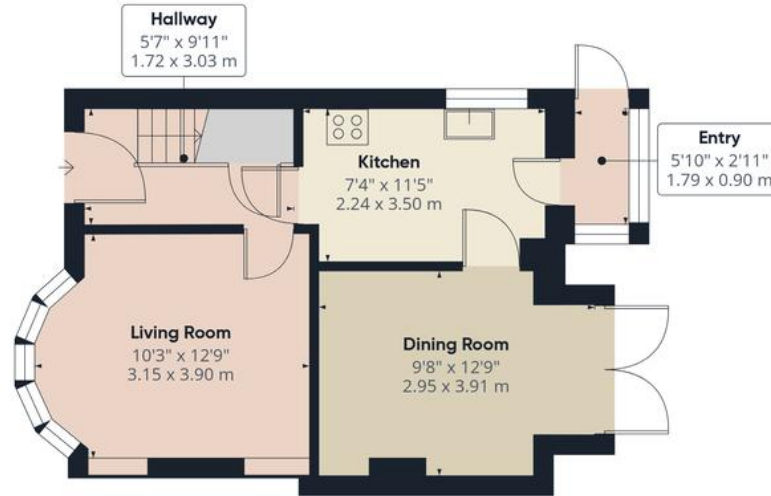
BEDROOM ONE A double size room with coving to the ceiling, fitted wardrobes and front facing bay window.

BEDROOM TWO A double size room with rear facing window.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
748 ft²
69.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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