



## **Cotswold Crescent Whiston** Rotherham S60 4AX

**£220,000**



- **Fabulous Two Bedroom Dormer Bungalow**
- **Reconfigured with OPEN PLAN Lounge Dining**
- **Superb Spacious Dormer Bedroom with Built-in Wardrobes, En-Suite WC and Stunning Views**
- **\*\* Viewing Advised \*\***
- **Generous Corner Plot with Double Width Driveway and DETACHED GARAGE**
- **Modern Fitted Kitchen, downstairs Double Bedroom and Stylish Fully Wall Tiled Shower Room**
- **DESIRABLE LOCATION with Popular Local Village Amenities**
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**Guide Price £230,000 to £240,000 - This attractive two bedroom dormer bungalow is well maintained and tastefully appointed throughout and occupies a generous corner plot with wrap around gardens.**

**The property has been thoughtfully reconfigured providing versatile living accommodation, enjoys superb elevated views, and is situated within in a desirable Whiston location which is close to local amenities including popular pubs and restaurants within the village.**

**The layout now has a welcoming OPEN PLAN Lounge Diner, enjoying natural light from both front aspect windows and rear French doors. It has a stylish modern fitted Kitchen in a cream finish with contrasting worktops, integral cooking appliances and a useful Porch additional to the side. The ground floor also provides a rear double bedroom and has the convenience of a fabulous modern fully wall tiled Shower Room, with a double width cubicle, and built-in storage.**

**A dog-leg staircase leads to a spacious upstairs double bedroom which has built-in wardrobes, a Velux style roof window, and a further front aspect window within an en-suite WC, which creates additional natural light and enjoys far reaching views which only by a personal inspection will it be fully appreciated.**

**Externally it has gardens to the front, side and rear, the rear with additional paved patio seating, an ideal space to relax or entertain. It also comes with the benefit of a double width driveway providing off-street parking and has a DETACHED GARAGE.**

**In summary, this is an excellent opportunity to acquire a fabulous reconfigured dormer bungalow, on an enviable larger plot, which is tastefully appointed, well kept, has additional open plan living space with a view! EPC to Follow**





GROUND FLOOR  
696 sq.ft. (63.7 sq.m.) approx.

1ST FLOOR  
298 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (98.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

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**GENERAL:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**\*\* CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website [www.bartons-net.co.uk/links](http://www.bartons-net.co.uk/links)**