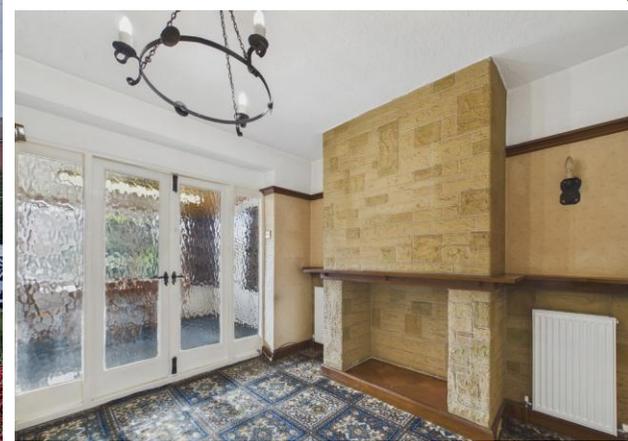


**FOR SALE**



**Reresby Road, Whiston**  
**Guide Price £200,000**

  
**MARTIN & CO**



## Reresby Road, Whiston

3 Bedrooms, 1 Bathroom

Guide Price £200,000

- Semi detached
- Three bedrooms
- Generous garden
- No chain
- Popular location

GUIDE PRICE £200,000 - £210,000. Positioned on the ever popular Reresby Road in Whiston, this three bedroom semi detached home is offered for sale with no chain involved and presents a great opportunity for a buyer looking to add their own style and improvements over time. Set within a well regarded residential area, the property enjoys easy access to a wide range of local amenities, reputable schools and excellent transport connections, making it a practical choice for families, first time buyers and investors alike.

The accommodation begins with an entrance hall featuring stairs rising to the first floor. The bay windowed lounge sits to the front of the property and benefits from a feature fireplace, creating a focal point within the room and allowing for a comfortable seating arrangement. Natural light from the bay window enhances the sense of space, while the proportions provide flexibility for a range of furniture layouts. To the rear is a separate dining room, again with a feature fire surround, offering a dedicated space for family meals or entertaining. The dining room flows through to the conservatory, which provides an additional reception area overlooking the rear garden. This space lends itself well to use as a sitting area, playroom or informal dining space, with views out across the lawn and patio.



The kitchen is fitted with a range of high gloss white wall and base units, offering ample storage and work surface space. There is room for freestanding appliances, and the layout allows for practical day to day use. With some modernisation, this room has the potential to be transformed into a contemporary and functional hub of the home.

To the first floor, the landing leads to three bedrooms. Two of the bedrooms are comfortable doubles, each offering good floor space for wardrobes and bedroom furniture. The third bedroom would work well as a single room, nursery or home office. The family bathroom is fitted with a three piece suite comprising bath, wash hand basin and WC.

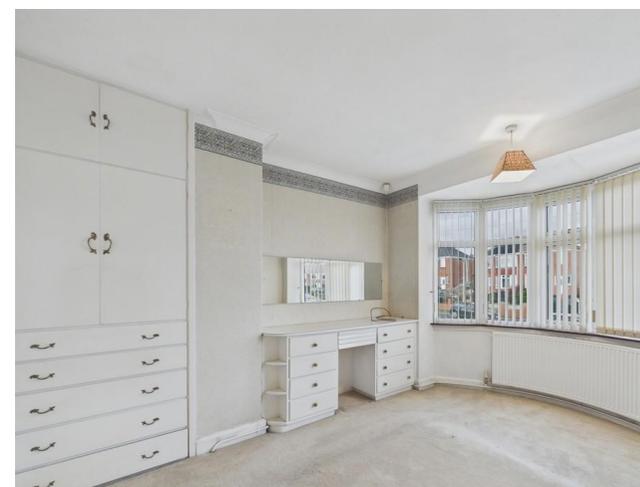
Externally, the property benefits from a garden to the front along with a driveway providing off road parking and access to a single garage, offering additional storage or secure parking. To the rear, there is a generous garden mainly laid to lawn with planted borders and a patio area, providing space for outdoor seating and family use. The size of the rear garden is a real feature, offering scope for landscaping or further

enhancement if desired.

Whiston remains a sought after location thanks to its blend of community feel and convenience. A range of local amenities can be found nearby including shops, cafes and everyday services. Morrisons at Bramley and the retail facilities at Parkgate Shopping Park are within easy reach, offering a variety of supermarkets and high street names. Meadowhall Shopping Centre is also accessible for more extensive retail and leisure options.

Families are well catered for with a selection of well regarded schools in the area including Whiston Junior and Infant School, Newman School and Oakwood High School. For commuters, the property is well placed for access to the M1 and M18 motorway networks, as well as the Sheffield Parkway, making travel towards Sheffield, Rotherham and beyond straightforward. Public transport links are also available locally, with regular bus services connecting to surrounding areas and Rotherham Central railway station providing rail links further afield.

Overall, this is a well positioned home with solid



accommodation, generous outside space and plenty of potential for improvement, all offered with the added benefit of no onward chain.

**ENTRANCE HALL** With a staircase rising to the first floor landing, built in storage cupboard, front facing entrance door with two side facing windows.

**LOUNGE** With coving to the ceiling. The focal point of the room is the feature stone fireplace housing the electric fire, double doors open to the dining room and front facing bay window.

**DINING ROOM** The focal point of the room is the feature fire place with open inset to the chimney breast, with delf shelf and double doors open to the conservatory.

**CONSERVATORY** Having side and rear facing windows, side facing entrance door and floor standing

central heating boiler.

**KITCHEN** With a range of fitted wall and base units in high gloss white, wall units include extractor hood and downlights to the ceiling. Base units are set beneath granite worktops which include a single bowl sink, space for fridge, plumbing for washing machine, dishwasher, hob, eye level oven, microwave, tiled walls, laminate floor, side facing entrance door, side and rear facing windows.

**LANDING** With loft access and side facing window.

**BEDROOM ONE** double size room with coving to the ceiling, built in wardrobes, dressing table and front facing bay window.

**BEDROOM TWO** A double size room with coving to the ceiling, fitted wardrobes and rear facing window.

**BEDROOM THREE** A single size room with front

facing window.

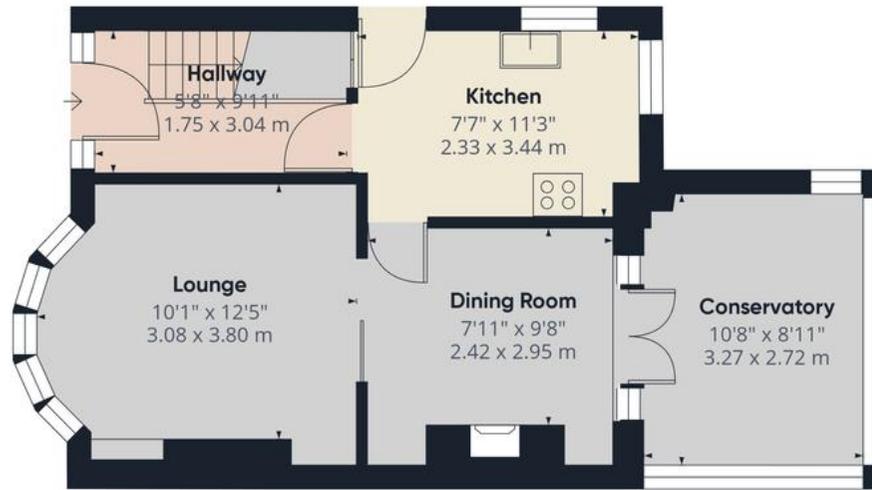
**BATHROOM** Having a three piece suite with bath, vanity wash hand basin, low flush w.c, tiled walls and rear facing window.

**OUTSIDE** To the front of the property is a rose bed with spring flowering bulbs, drive to the side with double gates leading to the single garage. To the rear is a well maintained garden with patio areas, lawns with mature shrub borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>  
795 ft<sup>2</sup>  
73.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA  
T: 01709 544982 • E: rotherham@martinco.com

# 01709 544982

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.