

FOR SALE



Lathe Road, Whiston

3 Bedrooms, 1 Bathroom, Semi detached

Guide Price £240,000



Guide Price £240,000 - £250,000

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- Extended ground floor living
- Bay windowed lounge
- Separate utility room
- Garage and driveway
- Low-maintenance rear garden

Lathe Road offers extended accommodation with a practical ground floor layout, three well-proportioned bedrooms, off-road parking, an integral garage and an enclosed rear garden. Set within the established Whiston area, the property is well placed for local amenities, schools and road connections into Rotherham, Sheffield and the surrounding areas.

The accommodation begins with an entrance hallway finished with laminate flooring and a radiator. Doors lead through to both the lounge and kitchen, while the carpeted staircase rises to the first floor. An under-stairs cupboard provides useful additional storage and houses the property's fuse board and meters.

At the front of the house is the lounge, where a bay window provides a natural focal point and brings plenty of daylight into the room. Carpeted flooring and a radiator complete this comfortable main living space, with room for a range of seating and occasional furniture.

The kitchen sits towards the rear and is fitted with a range of wall and base units providing useful cupboard and worktop space. There is an integrated fridge and cooker, along with space for a dishwasher, a double sink with mixer tap and an extractor fan. Tiled flooring provides a practical finish, while a rear-facing window brings natural light over the kitchen area.

Double doors from the kitchen lead into the extended dining room, adding valuable extra living space and creating a useful arrangement for everyday family life as well as meals with friends and relatives. The room is carpeted, has a radiator and benefits from sliding doors opening directly onto the rear garden, connecting the internal accommodation with the outside space.





A further useful feature of the extension is the separate utility room, accessed via a step down from the kitchen. There is space for both a washing machine and tumble dryer, keeping laundry appliances away from the main kitchen. From here, an internal door provides direct access into the garage, while a separate external door opens onto the rear garden.

The integral garage is fitted with an up-and-over door and benefits from power, lighting and a water tap. Storage is available within the eaves above, adding another practical option for items that do not need to be kept within the main house. The recently installed combi boiler is also located here.

On the first floor, a carpeted landing has a side-facing window and loft hatch.

The main bedroom is positioned at the front and features another bay window, adding both character and useful additional floor space. The room is finished

with carpet and has a radiator.

Bedroom two overlooks the rear garden and includes fitted wardrobes, providing ready-made storage without taking up additional floor space. This room is also carpeted and has a radiator. The third bedroom sits at the front of the property and is finished with laminate flooring and a radiator, making it suitable for a bedroom, nursery or home office depending on requirements.

The bathroom has been arranged with a walk-in mains shower, wash basin and WC. Laminate flooring and partially clad walls provide practical, easy-to-maintain finishes, while windows to both the rear and side bring in natural light and provide ventilation.

Outside, the rear garden has been designed with relatively straightforward maintenance in mind. A paved patio provides space for outdoor seating, with artificial grass beyond and mature planted beds adding established greenery. Fencing encloses the garden on



all sides and there is also an outside water tap.

To the front is a good-sized driveway providing useful off-road parking and access to the garage. Artificial grass and mature beds complete the frontage.

Whiston is a well-established village on the Rotherham side of Sheffield, offering a useful balance between local facilities and access to the wider road network. The area has local shops and everyday amenities, while a broader selection of supermarkets, retail facilities and services can be found in Rotherham and at nearby retail areas. Whiston Worrygoose Junior and Infant School serves the local community, with further primary and secondary schooling available across Whiston and the surrounding Rotherham area.

For commuters, the location provides convenient access towards Rotherham town centre and Sheffield, with the A631 and nearby connections towards the M1 making journeys around South Yorkshire and further afield straightforward. Rotherham Central provides rail and tram-train services, while Sheffield's wider transport network is also within reach.

With its extended ground floor accommodation, separate utility room, garage, driveway and manageable rear garden, 50 Lathe Road offers a practical home with scope for a new owner to put an individual stamp on the accommodation.



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