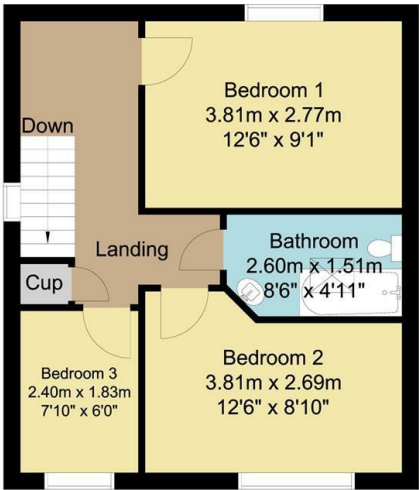
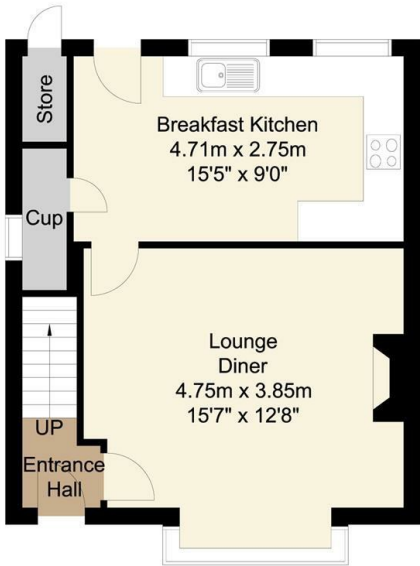


Ground Floor  
39 sq m/419.79 sq ft  
Approx.

First Floor  
38 sq m/409.02 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/measurements if quoted on this plan. CP Property Services @2025



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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

31, Hill Side, Rotherham, S60 4HL

Guide Price £200,000



31 Hill Side, Whiston, Rotherham, S60 4HL

Description  
Guide Price £200,000- £210,000

Positioned in the heart of Whiston, one of Rotherham’s most sought-after villages, this charming three-bedroom semi-detached home offers a rare opportunity to secure a property in a location that combines history, community spirit, and countryside living with everyday convenience. Steeped in local heritage and set back from the road, the home enjoys a peaceful position just moments from the centre of the village, where three traditional pubs, independent shops, and cafés provide a warm and welcoming atmosphere. For those who enjoy the outdoors, an abundance of scenic walks and green spaces can be found right on the doorstep, making this an ideal choice for families, professionals, and anyone looking to embrace village life without sacrificing access to nearby amenities.

The property itself is well presented and move-in ready, offering a thoughtfully designed layout across two floors. On entering the home, you are welcomed into a bright and spacious lounge and dining area, complete with a large bay window that floods the room with natural light and offers leafy views. This versatile space is perfect for both everyday living and entertaining, easily accommodating both a dining table and a comfortable seating area. At the rear, the modern fitted kitchen is equipped with a range of contemporary units, stylish tiled splashbacks, and ample workspace, making it a practical and attractive hub of the home. The kitchen enjoys pleasant views over the garden and offers a warm and inviting setting for cooking and casual family dining.

Upstairs, the first floor provides three bedrooms, each with its own unique character. Two generous doubles offer plenty of space for relaxation and storage, while the third bedroom is ideally suited as a nursery, study, or dressing room, making the property flexible enough to meet a variety of lifestyle needs. The accommodation is completed by a beautifully updated bathroom, which has been finished to a high standard with a sleek three-piece suite and stylish décor.

To the front of the property, there is off-road parking, while to the rear lies an enclosed, tiered garden — a private space perfect for relaxing, gardening, or enjoying time outdoors with family and friends.

This lovely home truly captures the essence of Whiston village living — offering character, comfort, and convenience in equal measure.

- Sought-after Whiston village location — steeped in history with three traditional pubs, local amenities, and countryside walks on the doorstep.
- Attractive three-bedroom semi-detached home — well presented throughout and set back from the road in a peaceful position.
- Spacious lounge/dining room — bright and versatile living space with a large bay window.
- Modern fitted kitchen — stylish and practical with ample storage and garden views.
- Private tiered rear garden — with lawn and seating areas, framed by characterful stone walls and fencing.
- No onward chain — a move-in-ready home offering a fantastic opportunity for a wide range of buyers.

