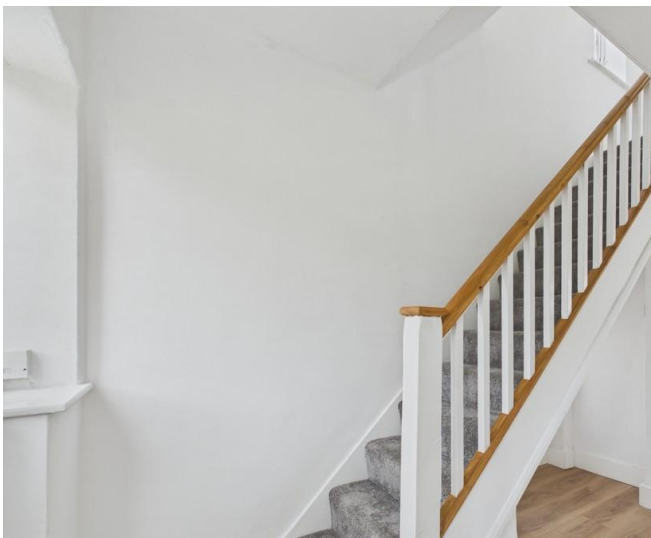


**FOR SALE**



**Reresby Road, Whiston**  
**Guide Price £220,000**

**MARTIN&CO**



## Reresby Road, Whiston

3 Bedrooms, 1 Bathroom

Guide Price £220,000

- Semi detached
- Three bedrooms
- No chain
- Garage
- Popular location

GUIDE PRICE £220,000 - £230,000. Offered to the market with no onward chain is this well positioned three bedroom semi detached home on Reresby Road in Whiston, an area that continues to attract interest due to its accessibility and established community feel. The property sits within easy reach of a range of local amenities, making day to day living straightforward, while also benefitting from excellent transport connections for those needing to travel further afield.

The accommodation begins with an entrance hall that provides access to the main living spaces and includes stairs rising to the first floor. To the front of the property sits a bay windowed lounge, a comfortable and well proportioned room that allows for a flexible arrangement of seating and furniture. The bay window adds both space and natural light, creating a pleasant main reception area suited to everyday use as well as quieter evenings. To the rear is a dining kitchen fitted with a range of wall and base units, along with an integrated oven, hob and extractor hood. The layout offers enough room for a dining table, making it a practical space for meals and social time. Views over the rear garden add to the overall feel of the room, with direct access making it easy to move between indoor and outdoor areas during warmer months.

Upstairs, the first floor landing leads to three bedrooms. Two are comfortable doubles, each offering enough space for bedroom furniture without compromise, while the third is a single room that would suit a child's bedroom, home office or dressing room depending on requirements. The shower room is fitted with a three piece suite, providing a clean and functional space that serves the household well. Externally, the property continues to offer strong appeal. To the front is a well maintained garden that adds to the kerb presence, along with a shared driveway that leads to a single garage, providing useful off street parking and storage. The rear garden is notably larger than average for this style of property, featuring a combination of lawn, established shrub borders and a patio area suitable for seating. The size of the garden allows for a variety of uses, from outdoor dining to gardening or simply open space. Whiston itself remains a consistently popular location within the Rotherham area. A number of local shops and conveniences are close by, including a Co-op Food store, while larger supermarkets such as

Morrisons and Tesco Extra can be found a short drive away in nearby areas like Bramley and Parkgate. For families, there are several well regarded schools within reach, including Whiston Junior and Infant School and Oakwood High School, both of which contribute to the area's appeal. Transport links are another strong feature of this location. The property offers straightforward access to the M1 and M18 motorways, making commuting towards Sheffield, Leeds or Doncaster manageable. The Sheffield Parkway is also within easy reach, providing a direct route into Sheffield city centre. For rail travel, Rotherham Central and Meadowhall stations are both accessible, offering connections to a wider network. Overall, this is a solid and well located home that presents a good opportunity for a range of buyers. The combination of no onward chain, practical living space and a generous rear garden makes it a property that is likely to generate steady interest.



**ENTRANCE HALL** With a spindled staircase rising to the first floor landing, laminate flooring, front facing entrance door with matching side windows.

**LOUNGE** With a front facing bay window, laminate flooring and the lounge opens through to the dining kitchen.

**DINING KITCHEN** Kitchen area has a range of fitted wall and base units, wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, hob, eye level oven, plumbing for washing machine, tiled splash backs, laminate flooring, side facing entrance door and rear facing window. Dining area has a rear facing bay window and laminate flooring.

**LANDING** With spindled balustrade and side facing window.

**BEDROOM ONE** A double size room with front facing

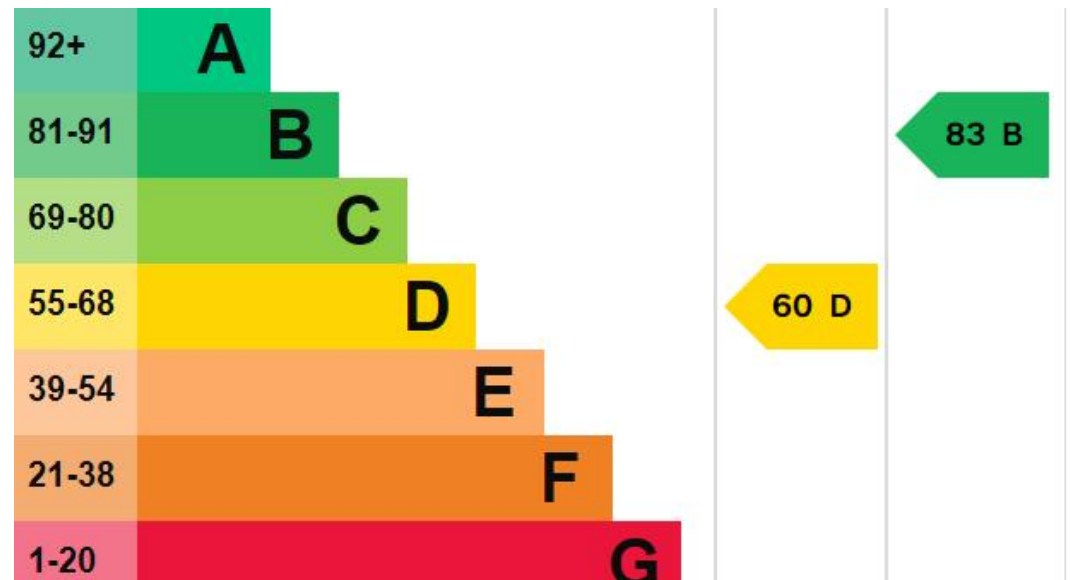
bay window and laminate flooring.

**BEDROOM TWO** A double size room with rear facing window with laminate flooring.

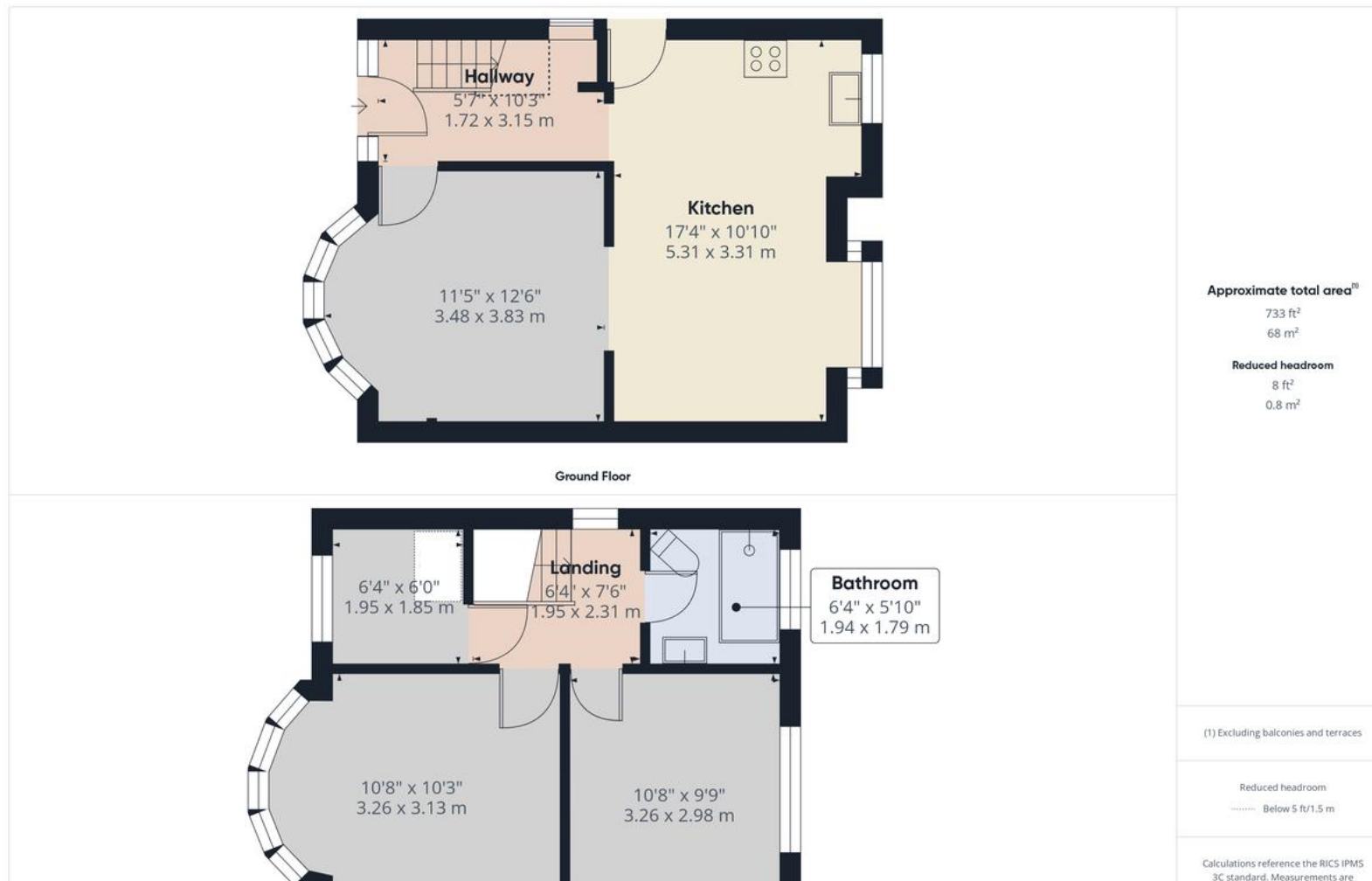
**BEDROOM THREE** A single size room with central heating boiler and front facing window.

**SHOWER ROOM** With a white three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, tiled walls and rear facing window.

**OUTSIDE** To the front of the property is a lawn garden with shrub borders. A shared drive leads to the single garage. To the rear is a patio area, steps lead to the lower garden which is of a good size, mainly laid to lawn, shrub borders and slate chipping areas.







## Martin & Co Rotherham

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