

East Bawtry Road, Whiston, Rotherham, S60

GREAT LOCATION, FOUR BEDROOMS, SCOPE TO REMODEL, VACANT POSSESSION!

Within this ever popular and ultra convenient location a significantly extended four bedroom family home. Including central heating, double glazing, ample off road parking to the front and modest south facing garden to the rear the house offers considerable scope for updating/remodelling to a buyers choice. Hop, skip and a jump to local shopping amenities including shops, pubs and restaurants along with easy access to Rotherham and Sheffield centres and the M1 motorway junction 33. Early viewing is advised to avoid disappointment!

Entrance Lobby With double glazed front door.

Entrance Hall With double glazed door, stairs rising to the first floor and understairs storage.

Cloakroom/WC 1.81 x 1.10. With wc and wash basin in white. Fully tiled floor and walls.

Lounge 4.07 x 3.51. With front bay and marble fireplace with electric fire.

Dining Room 3.25 x 3.04. With rear aspect.

Kitchen 4.51 x 2.00. With a range of light oak finish units with work surfaces, one and a half bowl sink with mixer tap and tiling to the sink and work surface area. Rear aspect window, integrated dishwasher and cooking appliances of gas hob with extractor and electric oven.

Breakfast Area 3.00 x 1.72. With double glazed external door to the rear, tiled floor, plumbing for washer, free standing gas boiler and base units with work surfaces.

First Floor Landing With access to the loft space.

Bedroom One 4.06 x 3.25. With front bay window and full length fitted wardrobes to one wall.

Bedroom Two 3.37 x 3.11. With rear aspect and full length fitted wardrobes to one wall.

Bedroom Three 5.26 x 3.00. (Maximum measurements)

The original third bedroom which has been extended over the carport. Two front windows and built in wardrobes.

Bedroom Four 3.00 x 3.00. (Maximum measurements including doorway recess)

Forming part of the extension and with rear aspect.

Bathroom 2.87 x 2.03. (Maximum measurements)

With suite comprising wc, wash basin with vanity units beneath and over, bath and shower area.

Towel rail/radiator, cylinder cupboard and tiling to floor and walls.

Outside To the rear of the house are patio gardens of modest size with southerly aspect and original garage (6.42 x 3.15). There is no vehicular access to the garage due to the side extension albeit it provides useful storage or the opportunity to demolish to increase the size of the back garden. There is a path to the side of the property providing front to rear access and to the front driveway providing ample parking and access to the carport.

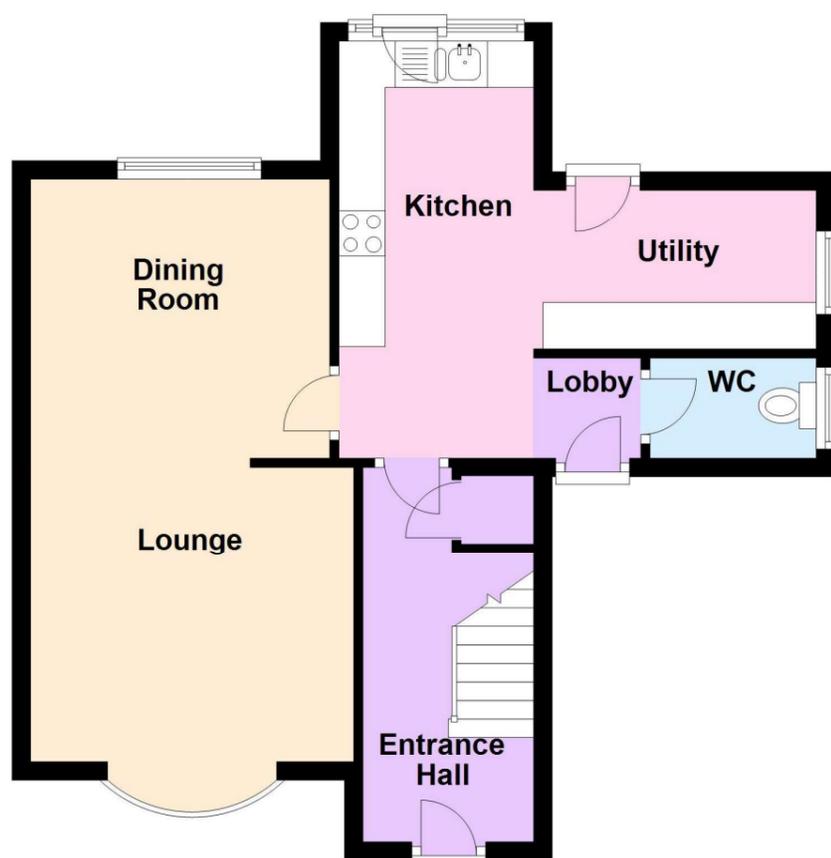


- Extended semi detached house
- Four bedrooms
- Central heating and double glazing
- Scope to remodel and add value
- Convenient location
- Two reception rooms
- Extended kitchen
- Drive and carport

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



Total area: approx. 100.1 sq. metres (1077.9 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.