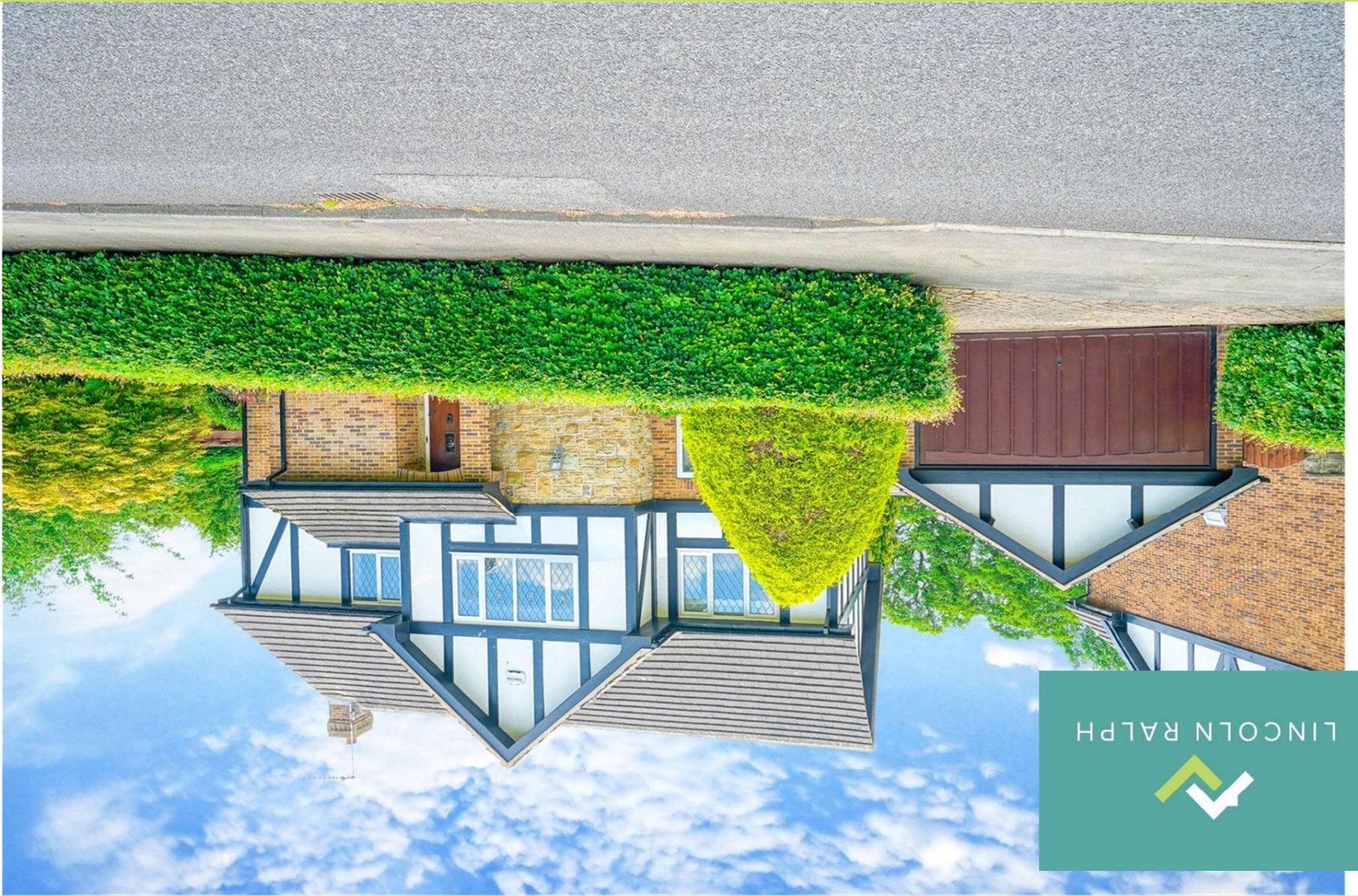


Freehold

Asking Price: £595,000

Greystones Road, Whiston,  
Rotherham, South Yorkshire, S60



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# Greystones Road, Whiston, Rotherham, South Yorkshire, S60

## OUTSTANDING LOCATION, DETACHED FAMILY RESIDENCE, OVER 2000 SQUARE FEET, THIRD OF AN ACRE PLOT WITH TRULY MAGNIFICENT GARDENS, DOUBLE GARAGE, NO CHAIN!

Set within a third of an acre plot with Whiston Brook flowing through the magnificent landscaped grounds a large modern four bedroom two bathroom detached family home in this extremely desirable location. Constructed for the current owner circa 1980 the house has versatile accommodation of approximately 2000 square feet which offers the potential to upgrade. Including central heating and double glazing, drive and double garage, two reception rooms and large solid roof conservatory this fabulous home is a must view for those wishing to create their own stamp within such a sought after location. Close to the village centre, Rotherham, Sheffield and the M1 motorway network making this an ideal commuter base. No chain!

**Reception Hall** With hardwood entrance door, tiled floor, understairs storage, extensive wood panelling and staircase rising to the first floor.

**Cloakroom/WC** 1.95 x 1.69. With wc and washbasin in white, side window and wall panelling.

**Lounge** 6.07 x 4.23. With focal fire surround having brick inlay and tiled hearth, front and side windows and double glazed French doors provide an access to the conservatory.

**Conservatory** 4.91 x 4.05. A beautiful room overlooking the rear gardens. Fully tiled floor, solid roof and double glazed French doors.

**Dining Room** 4.26 x 3.60. A formal dining room with rear window.

**Breakfast Kitchen** 6.03 x 3.01. With a range of dark oak finish, units with matching trimmed work surfaces, one and a half bowl with mixer tap, front and rear window. Fully tiled floor, rear door (to side passage), breakfast bar, integrated fridge, dishwasher and cooking facilities of electric hob with extractor, warming plate, electric oven and microwave.

**Galleried First Floor Landing** 4.46 x 3.60. With front window and wood panelling.

**Master Bedroom** 3.76 x 3.62. With rear window, and full length wardrobes to one wall.

**En Suite Shower Room** 2.20 x 1.44. With wc, wash basin with vanity beneath, side window, fully tiled floor and shower enclosure with thermostatic shower.

**Bedroom Two** 4.27 x 3.04. With rear window and fully length fitted wardrobes to one wall.

**Bedroom Three** 3.66 x 3.04. (Maximum measurements) With rear window.

**Bedroom Four** 3.04 x 2.32. With front window.

**Bathroom** 2.67 x 2.19. With suite comprising wc, wash basin and jacuzzi bath with mixer shower. Fully tiled floor and walls, front window and towel rail/radiator.

**Covered Side Passage** Joining the house to the garage and with access doors to front and rear, tiled floor and door to garage.

**Utility Room** 2.85 x 2.13. With wall and base units with roll edge worktops, rear window, stainless steel sink with mixer tap and tiling to sink and work surface area. Gas boiler (hot water cylinder located to loft space), rear window and plumbing for washer.

**Outside** The property stands within a plot of approximately a third of an acre, where there are lawned gardens to front and side with beech edging, driveway providing off road parking and access to the garage. To the rear are truly magnificent landscaped lawned gardens with a variety of trees and shrubs, patio areas and pergola seating area. The gardens offer a high degree of privacy and have Whiston Brook flowing through the centre.

**Double Garage** 5.16 x 4.83. With automated entry door, light, power and loft store area.



- Modern detached home
- Four bedrooms and two bathrooms
- Third of an acre plot
- Central heating and double glazing
- Potential to upgrade
- Over 2000 square feet plus double garage
- No chain

### 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. 214.5 sq. metres (2309.3 sq. feet)

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