

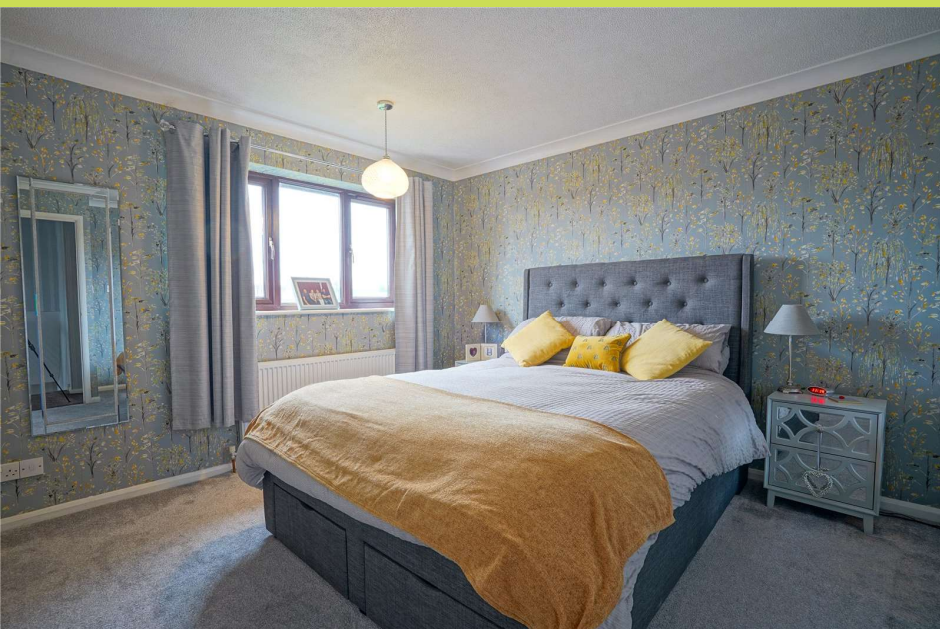
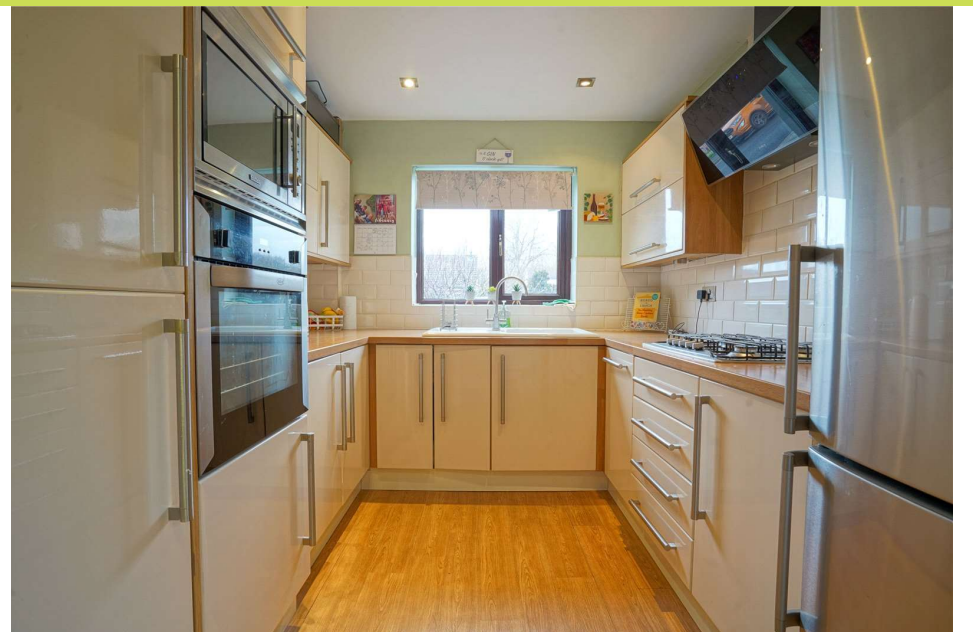
Freehold

Asking Price: £280,000

Greystones Road, Whiston,  
Rotherham, South Yorkshire, S60



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

## WELL APPOINTED DETACHED FAMILY HOME, THREE DOUBLE BEDROOMS AND TWO BATHROOMS, SOUTH FACING REAR GARDEN, DRIVE AND GARAGE, CLOSE TO AMENITIES, M1 MOTORWAY AND OPEN COUNTRYSIDE.

Upon the fringe of the much sought after Whiston village a well appointed modern detached home offering accommodation of generous size which is within easy reach of amenities and open countryside. Including gas central heating, double glazing and solar panels this lovely home has three double bedrooms, two bathrooms, south facing rear enclosed garden and drive and integral garage to the front. Entrance hall, cloakroom/wc, lounge, dining room, conservatory and fitted kitchen to the ground floor with three first floor bedrooms including master en suite and separate very well appointed shower room. Within short drive of the M1 motorway, Sheffield and Rotherham making this an ideally placed family home. An absolute must view!

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

**Cloakroom/WC** 2.04 x 0.97. With wc and wash basin in white, side window, ceiling spotlights, towel rail/radiator and fully tiled floor and walls.

**Lounge** 4.00 x 3.88. With rear window and feature electric fire.

**Dining Room** 3.00 x 2.86. Open plan to the lounge and with laminate floor and French doors opening to the conservatory.

**Conservatory** 2.76 x 2.00. A solid roof conservatory with ceiling spotlights, laminate floor and French doors opening to the rear gardens.

**Kitchen** 3.83 x 2.50. With a range of cream gloss finish units with roll edge worktops, sink with mixer tap and tiling to the sink and worktop area. Front window, double glazed external door to the side, laminate floor, plumbing for washer and appliances of dishwasher, five ring gas hob with extractor and electric oven.

**First Floor Landing** With ladder to the loft area which has boarding and light.

**Bedroom One** 3.87 x 3.42. (Minimum measurements to wardrobes) With rear window and views to the south, full length fitted wardrobes to one wall.

**En Suite Bathroom** 2.39 x 1.69. With wc, wash basin and jacuzzi bath with electric shower. Front velux window, tiled floor and walls, towel rail/radiator, extractor fan and shaver point.

**Bedroom Two** 3.19 x 3.02. With rear window and views to the south. Full length wardrobes to one wall incorporating drawers, display shelving and pelmet lighting.

**Bedroom Three** 3.47 x 2.41. (Minimum measurements excluding wardrobe recess) With two front windows, overstairs storage and double door wardrobe.

**Shower Room** 2.11 x 2.07. A beautifully appointed shower room with wc, wash basin with drawers beneath and mirror over and walk in shower area with shower and glass screen. LVT flooring, two bathroom cabinets, towel rail/ radiator, side window and extractor fan. Panelled ceiling with spotlights and speakers and aqua panelling to the walls.

**Outside** To the rear of the house are south facing gardens with lawns, stone paved patio area, shrub beds, garden store, raised decking, outside power and security light. There are gated paths to either side allowing to front and rear access and to the front boundary wall with decorative iron top, shrub bed and cobbled paved drive providing off road parking and access to the garage.

**Garage** 4.80 x 2.83. With up and over entry door, light, power, wall mounted gas boiler and loft store area.

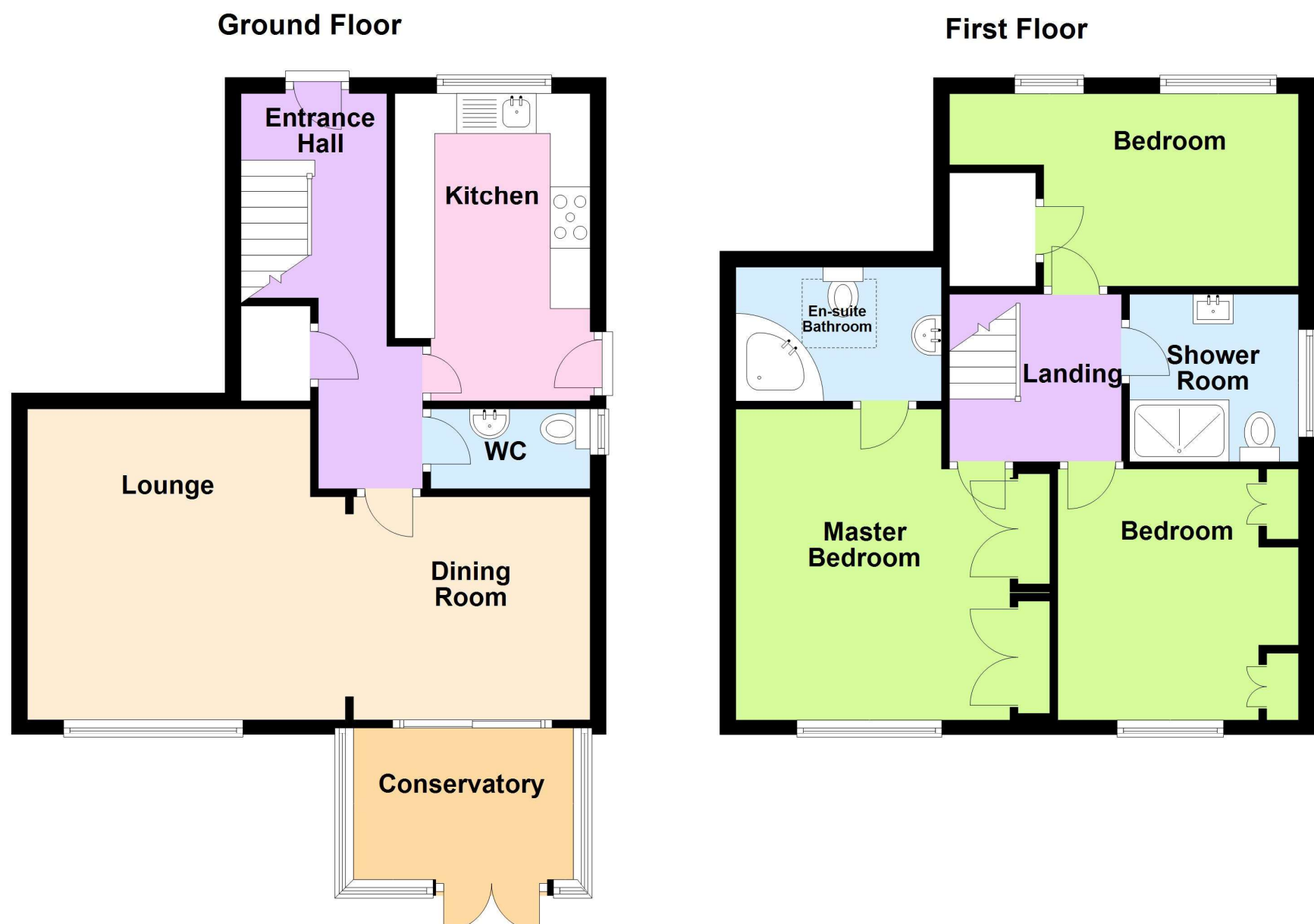
**NOTES** The property has solar panels which are owned and not subject to a lease.



- Modern detached family home
- Close to countryside
- Three double bedrooms and two bathrooms
- Fitted kitchen
- Conservatory
- South facing rear garden
- Drive and integral garage

### 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.



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