

Asking Price: £165,000

Westby Crescent, Whiston,
Rotherham, South Yorkshire, S60



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ATTENTION FIRST TIME BUYERS AND FAMILIES! BEAUTIFULLY PRESENTED HOME, CUL DE SAC LOCATION, THREE BEDROOMS, SOUTH FACING REAR GARDEN, AMPLE OFF ROAD PARKING!

Within this ever popular and convenient location and occupying a cul de sac position an immaculately presented three bedroom home which should be of interest to first timers and families alike. Including Hive gas central heating and partial double glazing this lovely home has south facing rear garden and ample off road parking to the front. Entrance hall, lounge, dining room, kitchen and covered side passage to the ground floor with three first floor bedrooms and bathroom. So conveniently placed with shopping amenities within the village and short drive to the M1. An absolute must view!

Entrance Hall With composite front entrance door, side window and stairs rising to the first floor.

Lounge 3.96 x 3.83. With rear window and focal pine fire surround with tiled inlay and marble hearth.

Dining Room 3.82 x 2.73. With front window, fireplace recess and display shelving either side of the chimney breast. Archway back to the lounge.

Kitchen 3.93 x 2.24. With a range of fitted units with worktops and upstands, stainless steel sink with mixer tap, rear window and double glazed side entrance door providing access to the passage. Plumbing for washer, concealed gas boiler and integrated appliances comprising fridge, gas hob with extractor, electric oven and microwave.

First Floor Landing With side window and access to the part boarded loft.

Covered Side Passage With composite doors to both front and rear, tiled floor and downlights to ceiling. There is a recess area suitable for a fridge freezer and storeroom (2.45 x 1.97) which has light and power.

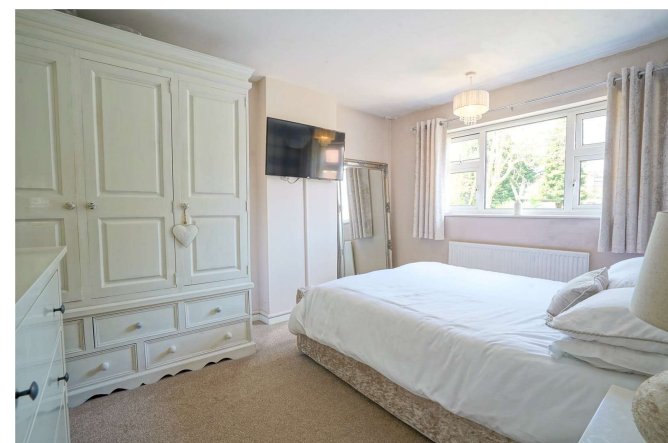
Bedroom One 3.81 x 3.02. With front window.

Bedroom Two 3.37 x 2.92. With rear window, views to the south and former cylinder cupboard.

Bedroom Three 2.64 x 2.41. With front window and over stairs storage.

Bathroom 2.28 x 1.69. With well appointed suite comprising wc, wash basin with vanity beneath and bath with shower and screen. Fully tiled floor with majority to walls, side and rear windows, downlights to ceiling, extractor fan and towel rail/radiator.

Outside To the rear of the house are attractive enclosed lawned gardens with southerly aspect, block paved patio area, outside tap and lighting. To the front is a block paved forecourt providing off road parking for two cars.

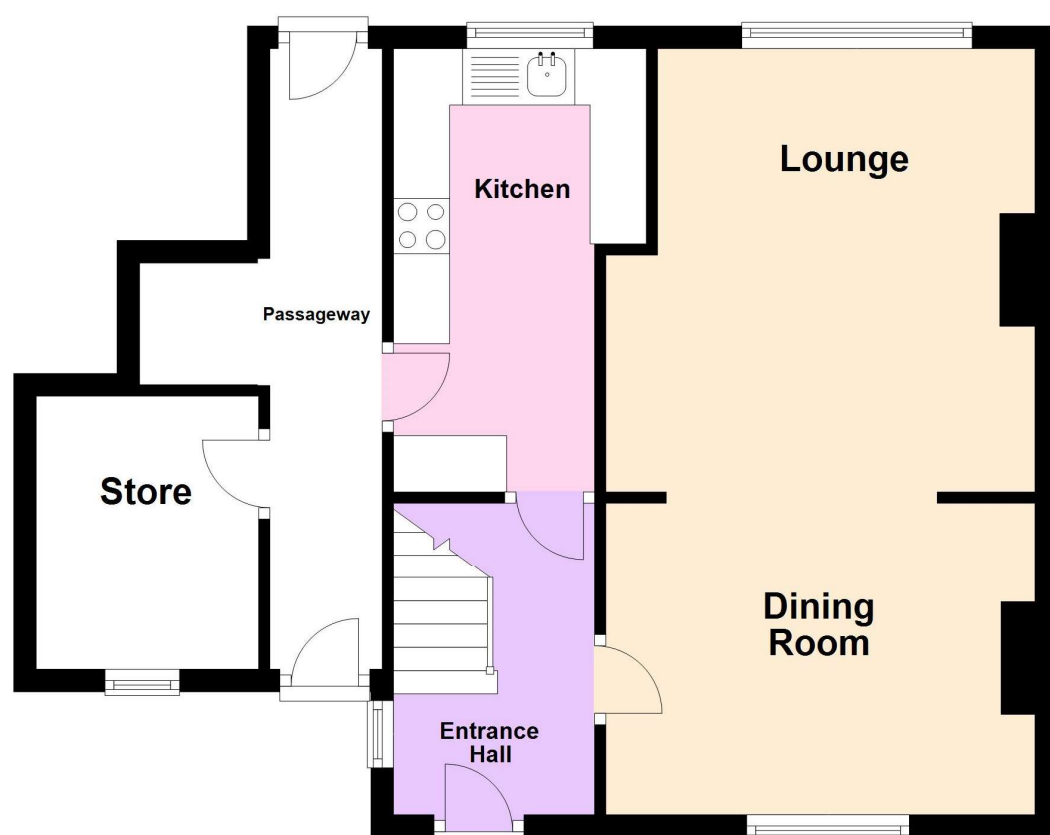


- Immaculate semi detached home
- Three bedrooms and two reception rooms
- Well equipped kitchen and bathroom
- Ultra convenient location
- South facing rear garden
- Off road parking

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

