

**FOR SALE**



**Saville Road, Whiston**  
**Guide Price £200,000**

  
**MARTIN & CO**





## Saville Road, Whiston

3 Bedrooms, 1 Bathroom

Guide Price £200,000

- Three generous size bedrooms
- Extended
- Larger than average garden
- Off road parking
- Well appointed

GUIDE PRICE £200,000 - £210,000. This well-presented and thoughtfully extended family home is a must-see. Situated in a convenient location, it provides easy access to local amenities, as well as excellent commuter links via the M1, M18, and Sheffield Park way.

Upon entering through the front entrance porch, you are greeted by an extended lounge area with an attractive spindled staircase leading to the first floor landing. The lounge offers a comfortable and inviting space for relaxation and socializing.

The property boasts an extended dining kitchen, featuring a range of fitted wall and base units with a modern high gloss finish. This spacious area is perfect for family meals and entertaining guests.

Moving upstairs, the first floor landing leads to three generously sized bedrooms. These rooms provide ample space for family members or guests, accommodating various needs and preferences.

Completing the property is the family bathroom, which features a white three-piece suite. This tastefully designed bathroom offers both style and functionality.





Outside, the property benefits from off-road parking at the front. The rear of the property boasts a larger-than-average garden, featuring a decked area leading onto a lawn. The garden provides ample space for out door activities and relaxation, with a further lawn area beyond.

In summary, this immaculately presented family home offers spacious living areas, extended kitchen, three generous bedrooms, a family bathroom, off-road parking, and a larger-than-average garden. Viewing is highly recommended to fully appreciate the features and potential of this property.

If you have any further questions or would like to arrange a viewing, please don't hesitate to get in touch.

**FRONT ENTRANCE PORCH** With front facing entrance door with matching side panel, tiled floor and door to the lounge.

**LOUNGE** A generous size lounge which has been extended to the front, there is a spindled staircase which rises to the first floor landing and door to the dining kitchen.

**DINING KITCHEN** A fantastic size room which is definitely the heart of the home which has been extended. There is a range of fitted wall and base units in high gloss effect, wall units include extractor hood. Base units are set beneath contrasting worktops which extend and include a single bowl sink, hob, oven, plumbing for washing machine, space for fridge freezer, pantry, tiled floor, tiled splash backs, downlights to the ceiling, dual aspect windows to the side, rear and rear facing entrance door.

**LANDING** With spindled balustrade.

**BEDROOM ONE** A double size bedroom with rear facing window.

**BEDROOM TWO** A front facing double size bedroom.



**BEDROOM THREE** A generous size single/double bedroom with store cupboard and front facing window.

**BATHROOM** With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiling to the walls, floor and rear facing window.

**OUTSIDE** To the front of the property is off road parking. Gated access to the side leads to the rear garden. The rear garden is enclosed and larger than average with decked area with balustrade. Steps lead to lawn area with a paved path with steps which lead to a further lawn garden.



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