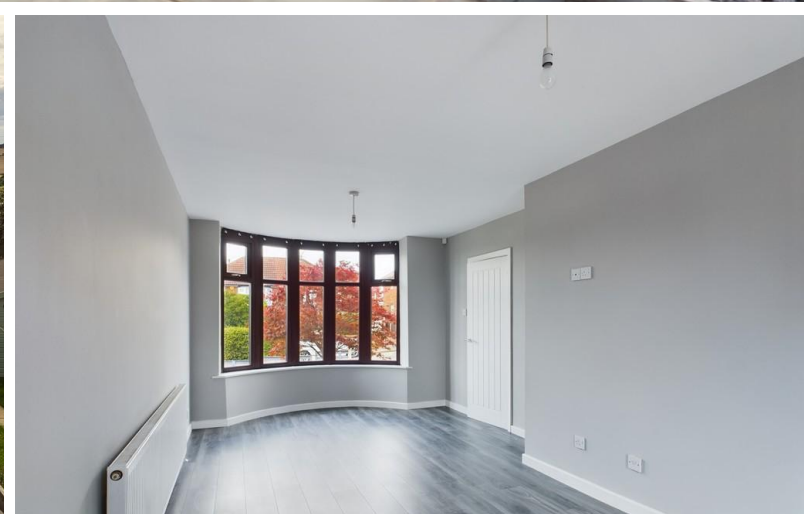


FOR SALE



Lathe Road, Whiston

2 Bedrooms, 1 Bathroom, Semi detached

Guide Price £200,000



Lathe Road, Whiston

2 Bedrooms, 1 Bathroom

Guide Price £200,000

- Two bedrooms
- Off road parking
- Landscaped gardens
- Popular location
- No chain



GUIDE PRICE £200,000 - £210,000. Welcome to Lathe Road, a charming and beautifully refurbished two-bedroom bay windowed semi-detached home, conveniently located in the sought-after area of Whiston. This property is a perfect blend of contemporary style and traditional charm, offering a comfortable and inviting living space for its future occupants. Offered with no chain involved, it presents an excellent opportunity for a variety of buyers looking for a well-maintained and move-in ready home.

Upon entering the property, you are greeted by a welcoming entrance hall leading to the first floor landing via a staircase.

The heart of the home lies in the spacious bay windowed lounge/dining room, which exudes elegance and provides an ideal setting for both relaxation and entertaining. The natural light that streams through the bay window at the front of the house adds a warm and inviting ambiance to the space. French-style doors at the rear open up to the well-kept garden, allowing for a seamless indoor-outdoor flow during the warmer months.

The kitchen features a range of shaker-style wall and base units that not only offer ample storage space but also add a touch of sophistication to the overall design. The kitchen is thoughtfully designed and offers all the modern amenities required for culinary enthusiasts.

Moving to the first floor, you will find a well-lit landing that connects to two generously sized double bedrooms. The master bedroom is accentuated by a bay window, flooding the room with natural light and providing a pleasant view of the surroundings. Both bedrooms offer a comfortable and serene atmosphere, perfect for a good night's rest.



Completing the first floor is the family bathroom, boasting a crisp and clean white three-piece suite. This contemporary bathroom is both stylish and functional, offering a place to unwind and rejuvenate.

Externally, the property features a low-maintenance front garden with slate chippings, adding a touch of elegance to the curb appeal. A convenient drive to the side of the house provides off-road parking, ensuring hassle-free parking for residents and guests alike.

At the rear of the property, a delightful garden awaits, thoughtfully designed with a mix of patio and slate chippings, creating a charming outdoor space to relax, entertain, or enjoy alfresco dining. The addition of a well-kept lawn further enhances the appeal of this beautiful garden, offering a safe and enjoyable space for children to play.

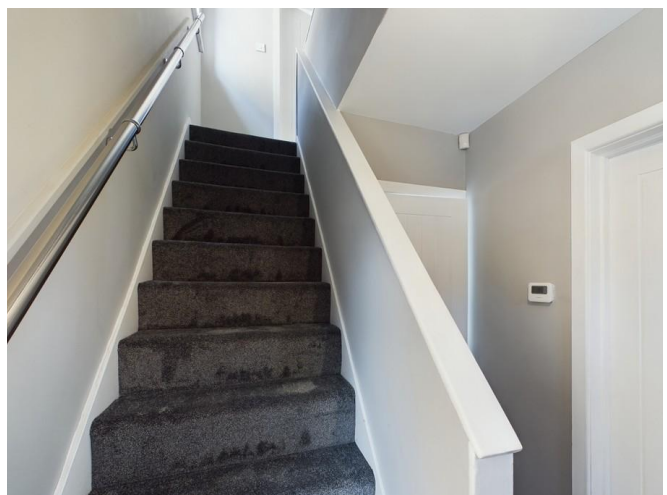
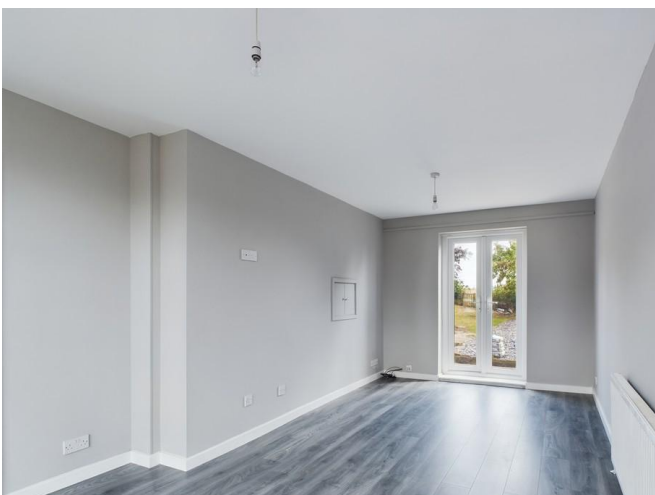
Located in a popular area, Lathe Road benefits from easy access to various commuter links, making it an ideal location for those who need to travel for work or

leisure. Local amenities, including shops, schools, and parks, are within close proximity, providing convenience and enhancing the overall lifestyle experience.

In conclusion, Lathe Road, Whiston is a superbly refurbished two-bedroom semi-detached home that offers comfort, style, and convenience. With its attractive features and desirable location, this property will undoubtedly appeal to a wide range of buyers seeking a home with character and modern amenities. Don't miss the opportunity to make this delightful house your new home!

ENTRANCE HALL With a stair case rising to the first floor landing side facing window and front facing entrance door.

LOUNGE / DINING ROOM With a front facing bay window, laminate flooring and rear facing French style doors to the rear garden.



KITCHEN With a range of fitted wall and base units in shaker style, Wall units include extractor hood and there are downlights to the ceiling. Base units are set beneath contrasting worktops which include a single bowl sink, gas cooker point, plumbing for washing machine, space for fridge, tiled splash backs, under stairs storage rear facing window and side facing entrance door.

LANDING With side facing window.

BEDROOM ONE A generous size double bedroom with front facing bay window, store cupboard and laminate flooring.

BEDROOM TWO A double sized room with laminate floor and rear facing window.

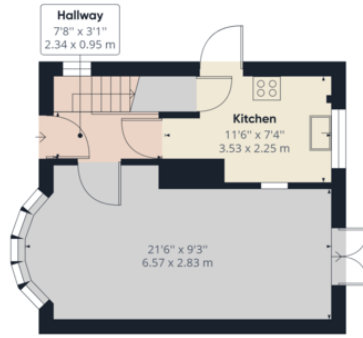
BATHROOM With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, shower screen, downlights to the ceiling, extractor fan, tiling to walls, floor and rear facing window.

OUTSIDE To the front of the property is a garden area with slate chipping and central border with tree. Drive to the side providing off road parking. To the rear is a good size garden with patio area, slate chipping border and lawn.

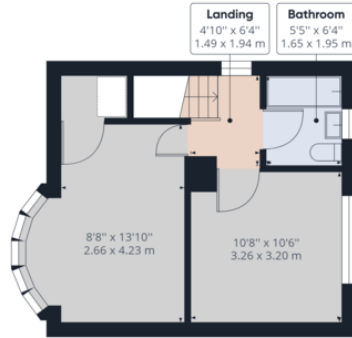


| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 86 |
| (69-80) C | 71 | |
| (55-68) D | | |





Ground Floor



Floor 1

Approximate total area⁽¹⁾
660.39 ft²
61.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA

T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.