

**FOR SALE**



**Worry Goose Lane, Whiston**  
**Guide Price £230,000**

  
**MARTIN & CO**



## Worry Goose Lane, Whiston

3 Bedrooms, 1 Bathroom

Guide Price £230,000

- Three bedrooms
- Drive and garage
- No chain
- Two reception rooms
- Modern kitchen

GUIDE PRICE £230,000-£250,000. Presented with no vendor chain involved, this deceptively spacious three-bedroom semi-detached home has been upgraded by the present owners. Situated in the highly sought after location of Whiston, the property offers easy access to local amenities, public transport links, and major commuter routes such as the M1, M18, and Sheffield Parkway.

Upon entering the property, you are welcomed by an entrance hall with a decorative tiled floor, a convenient shoe cupboard, and a spindled staircase leading to the first floor landing. The bay windowed lounge features a media wall and a cozy fire, complemented by wooden flooring. The dining room, also with a bay window, continues the warm aesthetic with wooden flooring. The kitchen boasts a range of fitted wall and base units in a modern shaker style, along with integrated oven, hob, extractor, and a coffee station.

Moving to the first floor landing, you will find two double bedrooms and a single room. Bedroom two stands out with its charming wooden flooring. The stunning family bathroom is equipped with a white three-piece suite.



Outside, the property offers a well-maintained garden to the front, a convenient drive, and a garage. The larger than average rear garden is mainly laid to lawn, providing ample space for outdoor activities.

If you're looking for a spacious and upgraded home in a sought-after location, don't miss out on this opportunity!

Feel free to reach out if you have any further queries.

**ENTRANCE HALL** With a spindled stair case rising to the first floor landing, dado rail to half height with paneling set beneath. There is a decorative tiled floor, under stairs shoe cupboard and front facing entrance door.

**LOUNGE** Having an exposed wood floor and opening through to the dining room. The focal point of the room

is the feature media wall with contemporary style electric fire and front facing bay window.

**DINING ROOM** With an exposed wooden floor and rear facing bay window.

**KITCHEN** Having a range of contemporary style wall and base units in shaker style, Wall units include extractor hood. base units are set beneath contrasting worktops which include a single bowl sink, oven, hob, plumbing for washing machine, space for tumble dryer, alcove with coffee station, tiled splash backs, side facing entrance door and rear facing window.

**LANDING** With spindled balustrade, side facing window and access to the loft.

**BEDROOM ONE** A generous size double bedroom with front facing bay window.

**BEDROOM TWO** A generous size double bedroom with exposed wooden floor and rear facing bay



window.

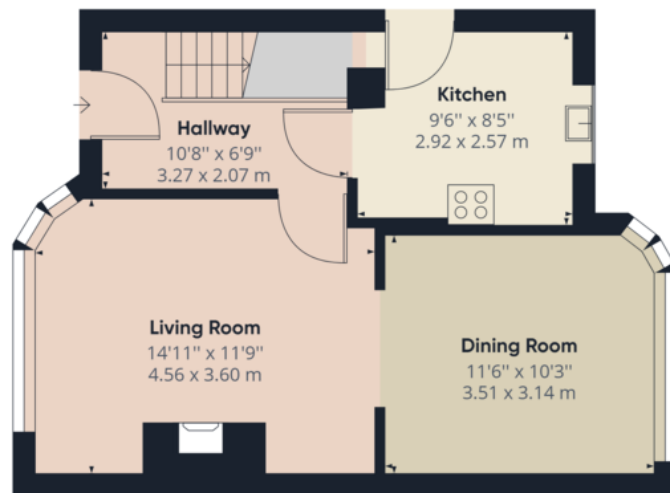
**BEDROOM THREE** A single size room with built in bed, shelving, hanging space and front facing window.

**BATHROOM** With a contemporary white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower set over, tiled floor, walls and rear facing window.

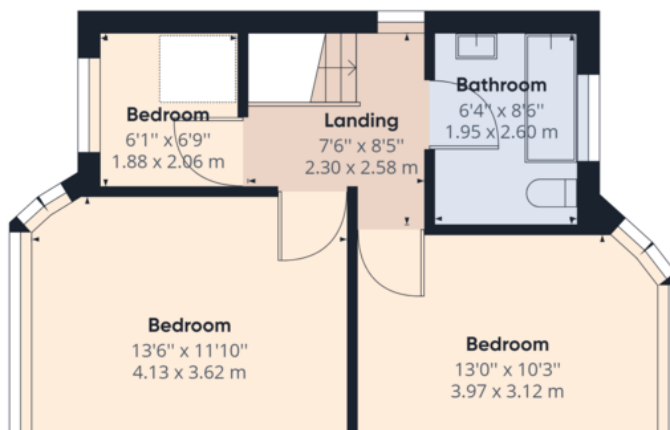
**OUTSIDE** To the front of the property is a drive which leads to the single garage and lawn to the front. To the rear is a good size garden mainly laid to lawn with patio area.







Ground Floor



Approximate total area<sup>(1)</sup>  
892.71 ft<sup>2</sup>  
82.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Rotherham

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