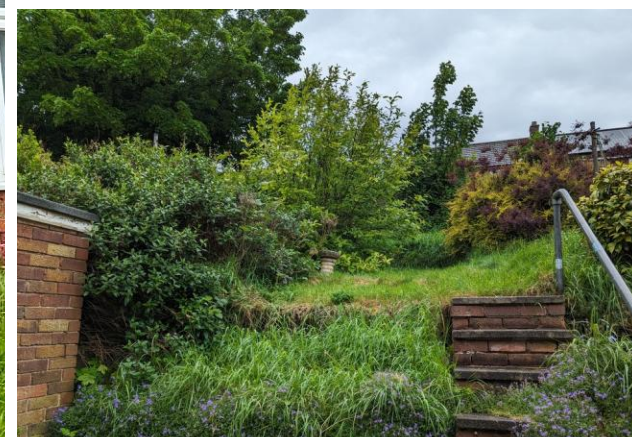


FOR SALE



Hunger Hill Road, Whiston
Guide Price £90,000


MARTIN & CO



Hunger Hill Road, Whiston

2 Bedrooms, 1 Bathroom

Guide Price £90,000

- Two double bedrooms
- Lounge / dining room
- Garden to rear
- No chain
- Popular location

GUIDE PRICE £90,000 - £95,000. "Offered for sale with no vendor chain is this spacious two double bedroom first floor flat. Located in the sought-after area of Whiston, this property benefits from easy access to local amenities, public transport links, the M1 motorway, and Sheffield Parkway. It is conveniently situated for those who commute to Sheffield or need to travel further afield.

Upon entering, you are welcomed by your own entrance door and a private staircase leading to the first floor landing. The landing provides access to all the accommodation and also has access to the loft space, offering additional storage options. .

The lounge/dining room boasts a feature fire surround and two windows, allowing for plenty of natural light to flow through the room. This creates a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The kitchen is equipped with a range of fitted wall and base units, providing ample storage space for all your cooking essentials. It has been designed with functionality in mind, making meal preparation a breeze.

The family bathroom features a three-piece suite, including a bathtub and shower combination, perfect



for all your bathing needs. Both bedrooms are spacious double rooms.

Outside, you'll find a storage cupboard, ideal for keeping outdoor equipment or additional household items. Additionally, there is a garden area at the rear of the property, providing a tranquil space to enjoy the outdoors or engage in gardening activities.

This property is of interest to a wide range of buyers, from first-time buyers to downsizers or investors. Its location, condition, and amenities make it an attractive option. Viewing is highly recommended to fully appreciate its potential. Don't miss out on this fantastic opportunity to own a beautiful property in Whiston!

ENTRANCE HALL Having a side facing entrance door with matching side window and recess for storage. A staircase rises to the first floor where a door opens onto the landing area.

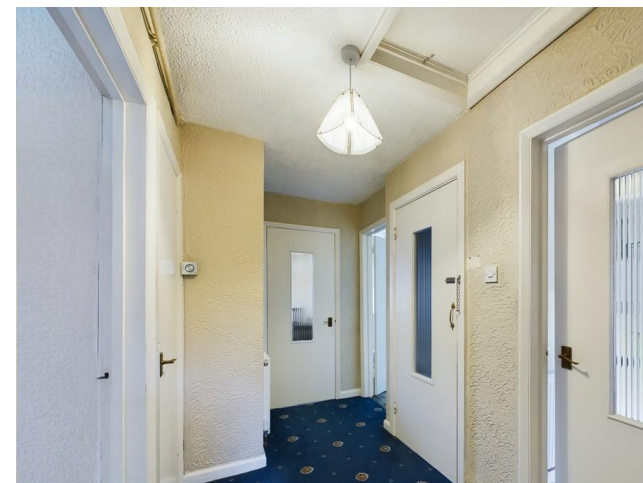
LANDING AREA With loft access where the central heating boiler is located and doors to all the living accommodation.

LOUNGE / DINING ROOM A generous size reception room which has coving to the ceiling and two wall light points. The focal point of the room is the feature fire surround and there are two front facing windows.

KITCHEN With a range of fitted wall and base units, all units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, gas cooker point, plumbing for washing machine, space for fridge freezer, tiled splash backs and rear facing window.

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

BEDROOM TWO A generous size second bedroom, currently used as a second sitting room with front facing window.



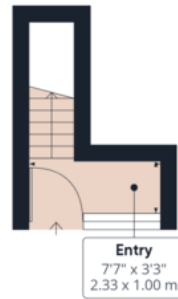
BATHROOM Having a three piece suite which comprises of low flush w.c, wash hand basin, bath with shower over, tiled walls and rear facing window.

OUTSIDE There is a shared path to the side entrance door and store room. There is a garden to the rear with lawn and mature shrubs.

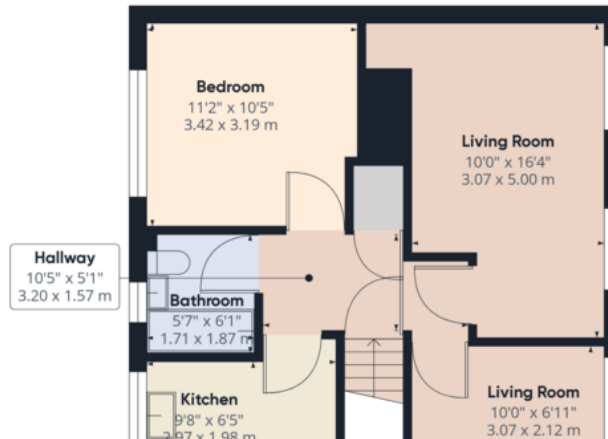


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Ground Floor



Approximate total area⁽¹⁾

548.97 ft²
51 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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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 form part 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.