

FOR SALE



Sandringham Avenue, Whiston
Guide Price £180,000


MARTIN & CO

Sandringham Avenue, Whiston

2 Bedrooms, 1 Bathroom

Guide Price £180,000

- Semi detached
- Extended
- Two bedrooms
- Downstairs wc
- Off road parking

GUIDE PRICE £180,000 - £190,000. Nestled in the serene neighborhood of Whiston, Sandringham Avenue presents a charming living opportunity with its extended two-bedroom semi-detached design. This property is strategically located to benefit from the proximity to local amenities, with exceptional transport links including the M1, M18, and Sheffield Parkway, making it perfect for commuters.

Enter through a side entrance hall that leads to the upper floor. There is a bay-windowed lounge, which is highlighted by a tasteful fire surround. The dining kitchen is outfitted with modern high-gloss white units, creating a sleek and functional space. A rear hall with a handy downstairs WC and an additional rear reception room offers further living space.

On the first floor, two bedrooms each feature built-in storage cupboards, providing practical solutions for organization. The family bathroom is well-appointed with a white three-piece suite.

The property boasts gardens both at the front and the rear, enhancing the home's curb appeal and providing outdoor living space. Off-road parking is an added convenience. Whether you are a first-time buyer or seeking a delightful family home Sandringham

Avenue promises a perfect blend of comfort and convenience.

ENTRANCE HALL With a staircase rising to the first floor landing and side facing entrance door.

LOUNGE A well proportioned lounge with coving to the ceiling. The focal point of the room is the feature fire surround and front facing bay window.

DINING KITCHEN With a range of fitted wall and base units in high gloss white. Base units are set beneath contrasting worktops which include a single bowl sink, gas cooker point, under stairs storage, further built in storage cupboard, tiled floor, tiled splash backs and side facing window.

RECEPTION ROOM TWO With rear facing window and rear facing entrance door. Store cupboard housing

the central heating boiler and plumbing for washing machine.

CLOAKROOM With a low flush w.c and rear facing window.

LANDING With loft access.

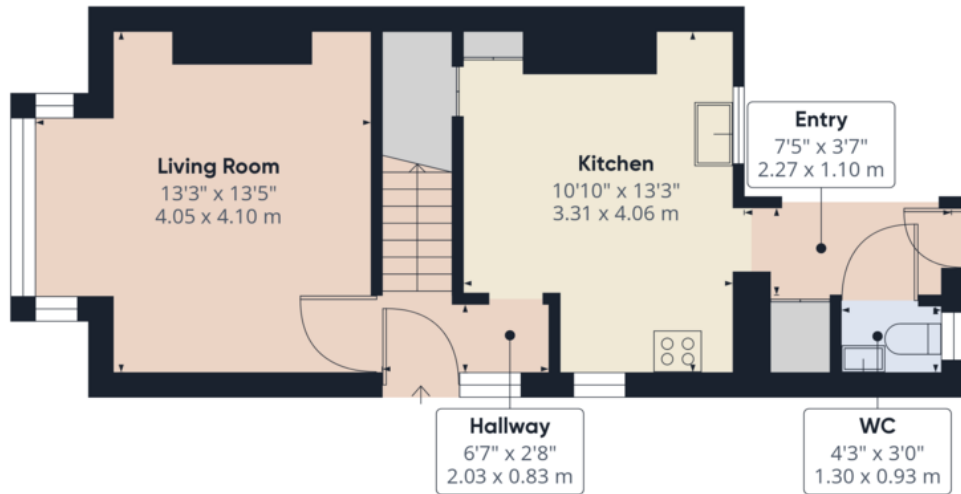
BEDROOM ONE A double size room with storage cupboard and front facing window.

BEDROOM TWO A generous size second bedroom with built in storage cupboard and rear facing window.

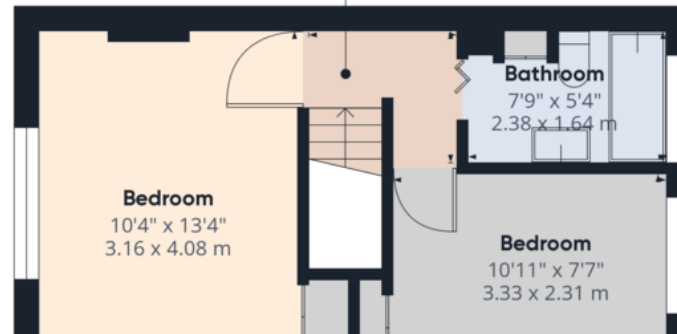
BATHROOM Having a white three piece suite which comprises of a low flush w.c, vanity wash hand basin, bath, tiling to walls, storage cupboard and rear facing window.

OUTSIDE To the front is a lawn area, drive to the side, Rear garden has patio area, raised lawn with shrubs.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Ground Floor



Approximate total area^m
694.16 ft²
64.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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