

FOR SALE



Cottam Close, Whiston
Guide Price £190,000


MARTIN & CO



Cottam Close, Whiston

2 Bedrooms, 1 Bathroom

Guide Price £190,000

- Semi detached
- Two bedrooms
- No chain
- Drive and garage
- Cul de sac

GUIDE PRICE £190,000 - £200,000. Offered for sale with no chain involved is this two bedroom semi detached home. Situated in a cul de sac with generous size, well maintained rear garden. With drive and garage the property is ready for the next owners to put there own stamp on it. With access to commuter links including the M1, Sheffield Parkway, public transport links and local amenities, viewing is a must. In brief comprising of entrance hall with stairs to the first floor landing. Lounge / dining room with front and rear facing bay windows, rear bay incorporated French doors to the garden and feature fireplace. Kitchen with fitted wall and base units in white. First floor landing master bedroom with fitted furniture. Bedroom two with fitted furniture. Shower room with a three piece suite. Outside garden area to front, drive and single garage to the side. To the rear is a generous size garden with patio area, lawn, borders, green house, second seating area and shrub borders.

ENTRANCE HALL With coving to the ceiling, stairs to the first floor landing with under stairs cupboard, side facing window and front facing entrance door.

LOUNGE / DINING ROOM With coving to the ceiling, the focal point of the room is the feature fire surround, housing the gas fire and bar area. With front facing



bay window, rear facing bay window incorporating French style doors opening to the rear garden.

KITCHEN With fitted wall and base storage cupboards. Base units are set beneath worktops which include a single bowl sink, space for fridge freezer, plumbing for washing machine, space for tumble dryer, electric cooker point, pantry, tiled splash backs, side facing entrance door and rear facing window.

LANDING With coving to the ceiling, loft access and side facing window.

BEDROOM ONE A generous size double bedroom with coving to the ceiling, fitted wardrobes, cupboard housing the central heating boiler and front facing bay window.

BEDROOM TWO With coving to the ceiling, fitted wardrobes to one wall and rear facing window.

SHOWER ROOM With a three piece suite that

comprises of a low flush wc, wash hand basin, shower, tiling to the walls and two rear facing windows.

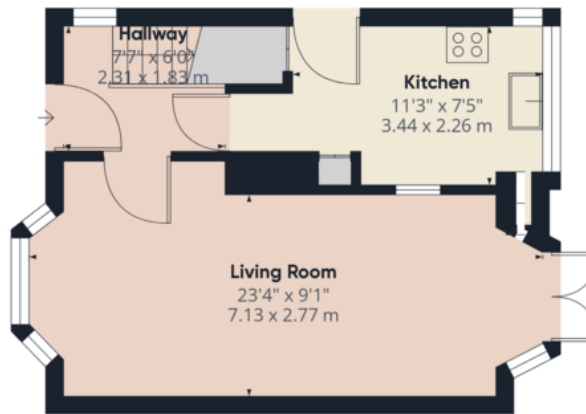
OUTSIDE To the front is a pebbled garden with mature shrub borders. A block paved drive leads to the single garage. To the rear is an enclosed garden with paved patio, generous lawn, shrub borders, greenhouse and second seating area.



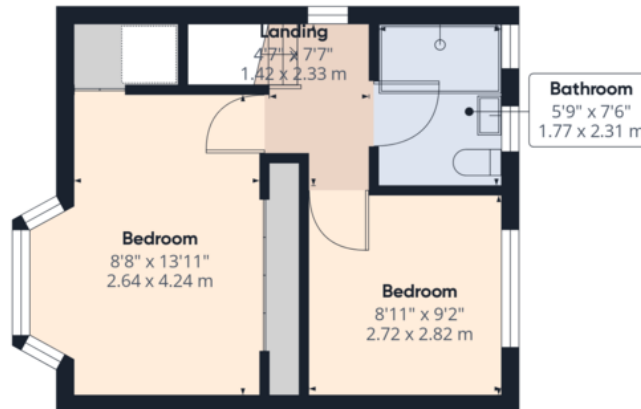


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
680.07 ft²
63.18 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.

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