

FOR SALE



Worry Goose Lane, Whiston
Guide Price £220,000


MARTIN&CO



Worry Goose Lane, Whiston

3 Bedrooms, 1 Bathroom

Guide Price £220,000

- Semi detached
- Extended
- Three bedrooms
- No chain
- Drive and garage

GUIDE PRICE £220,000 - £230,000. Presented with no vendor chain involved is this deceptively spacious three-bedroom, extended semi-detached home. 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 staircase rising to the first floor landing. The bay windowed lounge has a feature fire surround and an archway opens up into the dining area. From the dining room double doors open into the living / dining kitchen. The kitchen area has a range of fitted wall and base units.

Moving to the first floor landing, you will find two double bedrooms and a single room, bedroom one has a bay window. The shower room has a three-piece suite.

Outside, the property offers a 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 home in a sought-after



location to put your own stamp on this is the one for you, don't miss out on this opportunity!

ENTRANCE HALL Having a staircase rising to the first floor landing with under stairs cupboard. With a front facing entrance door and side facing window.

LOUNGE With coving to the ceiling. The focal point of the room is the feature fire surround housing the electric fire. An arch leads to the dining area and a front facing bay window.

DINING AREA With coving to the ceiling and double doors open into the dining kitchen.

DINING KITCHEN Kitchen area has a range of wall and base cabinets. Base cabinets are set beneath worktops which include a single bowl sink, space for fridge freezer, plumbing for washing machine and tiled splash backs. With two rear facing windows and rear facing entrance door.

LANDING With loft access and side facing window.

BEDROOM ONE A double size room with picture rail and front facing bay window.

BEDROOM TWO A double size room with rear facing window.

BEDROOM THREE A single size room with fitted wardrobe and front facing window.

SHOWER ROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, tiled walls, built in cupboard and rear facing window.

OUTSIDE To the front of the property is a lawn garden, double gates open onto the drive which lead to a single garage. The rear garden is laid to lawn with patio, mature hedging and two sheds.



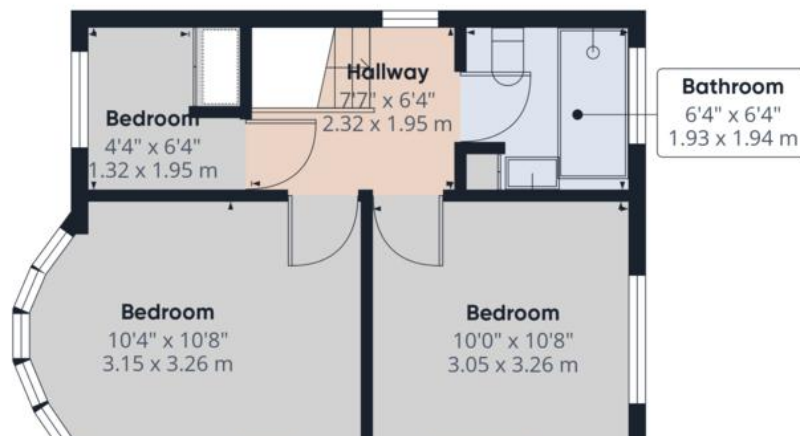


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area[®]
823 ft²
76.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

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