

**FOR SALE**



**Lathe Road, Whiston**  
**Guide Price £200,000**

  
**MARTIN&CO**





## Lathe Road, Whiston

2 Bedrooms, 1 Bathroom

**Guide Price £200,000**



GUIDE PRICE £200,000 - £210,000. Located on Lathe Road in the popular area of Whiston, this extended semi-detached home offers a great opportunity for anyone looking to move into a well-connected part of Rotherham. Available with no onward chain, the property is ideal for buyers keen to add their own style, and sits just minutes from key commuter links and local conveniences. The house itself is well proportioned, with two double bedrooms and extended living space, along with a surprisingly generous garden and a detached garage.

The front of the property includes a lawned garden with established borders, and a long driveway runs alongside the house, providing off-road parking and access to the detached garage. Entering through the porch, the hallway leads directly to the main staircase and into the living accommodation.

The lounge and dining area has been extended and benefits from a front-facing bay window which draws in natural light. There's a fitted fire creating a central feature, and the space is large enough to comfortably accommodate both sitting and dining furniture.

To the rear, the kitchen has also been extended. Fitted with a range of beech-effect units and worktops, there is a built-in oven and hob, with space available for additional appliances.

Upstairs, the first floor landing leads to two double





bedrooms. The main bedroom sits at the front of the house and benefits from another bay window, giving extra floor space and a pleasant aspect. The second bedroom looks out over the rear garden and is also a generous double. Completing the first floor is a shower room with a three-piece suite including walk-in shower, wash basin and WC.

The rear garden is a real feature here – larger than might be expected, it includes a lawn, planted borders and a greenhouse at the back. There is plenty of scope for further landscaping, patio seating or even a vegetable patch.

Whiston is a sought-after suburb of Rotherham, thanks to its convenient access to major roads and local amenities. From this address, the M1 and M18 motorways, as well as the Sheffield Parkway, are all within easy reach, making it ideal for those commuting into Rotherham, Sheffield or beyond. Public transport is also available, with regular bus routes running through the area.

For day-to-day needs, there are several local shops nearby, and bigger supermarkets such as Morrisons

and Aldi are just a short drive away. The nearby Parkgate Shopping Park also offers a wide selection of national retailers.

Families will appreciate the local schooling, with Whiston Worrygoose Junior and Infant School and Sitwell Junior School both within walking distance and well regarded locally. Oakwood High School is also nearby, providing secondary education options.

This is a property that offers a strong mix of location, space and potential. It's ready for a new owner to update to their own taste, and with no onward chain, the process could be relatively straightforward.

**ENTRANCE PORCH** With a door leading to the entrance hall, side facing windows and front facing entrance door.

**ENTRANCE HALL** With coving to the ceiling, spindled staircase rising to the first floor landing with under



stairs storage and side facing window.

**LOUNGE / DINING ROOM** An extended lounge / dining room which provides a generous size living space. With coving to the ceiling, lounge area has three wall light points, feature fire and front facing bay window. The dining area has coving to the ceiling and rear facing window.

**KITCHEN** Been extended and having a range of fitted wall and base units in beech effect. Base units are set beneath worktops which include a single bowl sink, hob, eye level oven, plumbing for washing machine, space for fridge, tiled walls, two side facing windows and rear facing entrance door.

**LANDING** With coving to the ceiling and side facing window.

**BEDROOM ONE** A fantastic size master room with alcove area, cupboard housing the central heating

boiler and front facing bay window.

**BEDROOM TWO** A double size room with fitted wardrobes and rear facing window.

**SHOWER ROOM** Having a white three piece suite which comprises of low flush w.c, vanity wash hand basin shower cubicle and rear facing window.

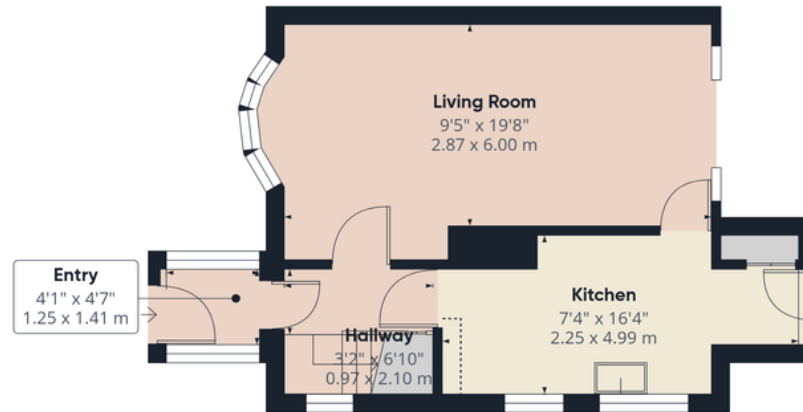
**OUTSIDE** To the front of the property is a lawn garden with borders. With a concrete print drive to the side leads to the detached single garage. To the rear is a generous size garden with patio, lawn areas, shrub borders and greenhouse.



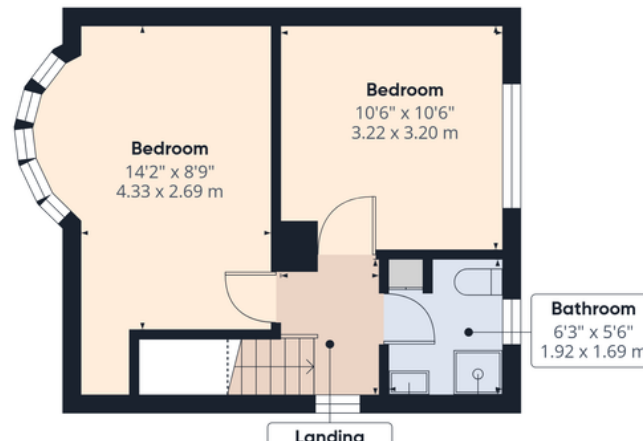
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Ground Floor



Approximate total area<sup>(1)</sup>

686 ft<sup>2</sup>  
63.8 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS  
3C standard. Measurements are

## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA  
T: 01709 544982 • E: rotherham@martinco.com

**01709 544982**

<http://www.martinco.com>

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