

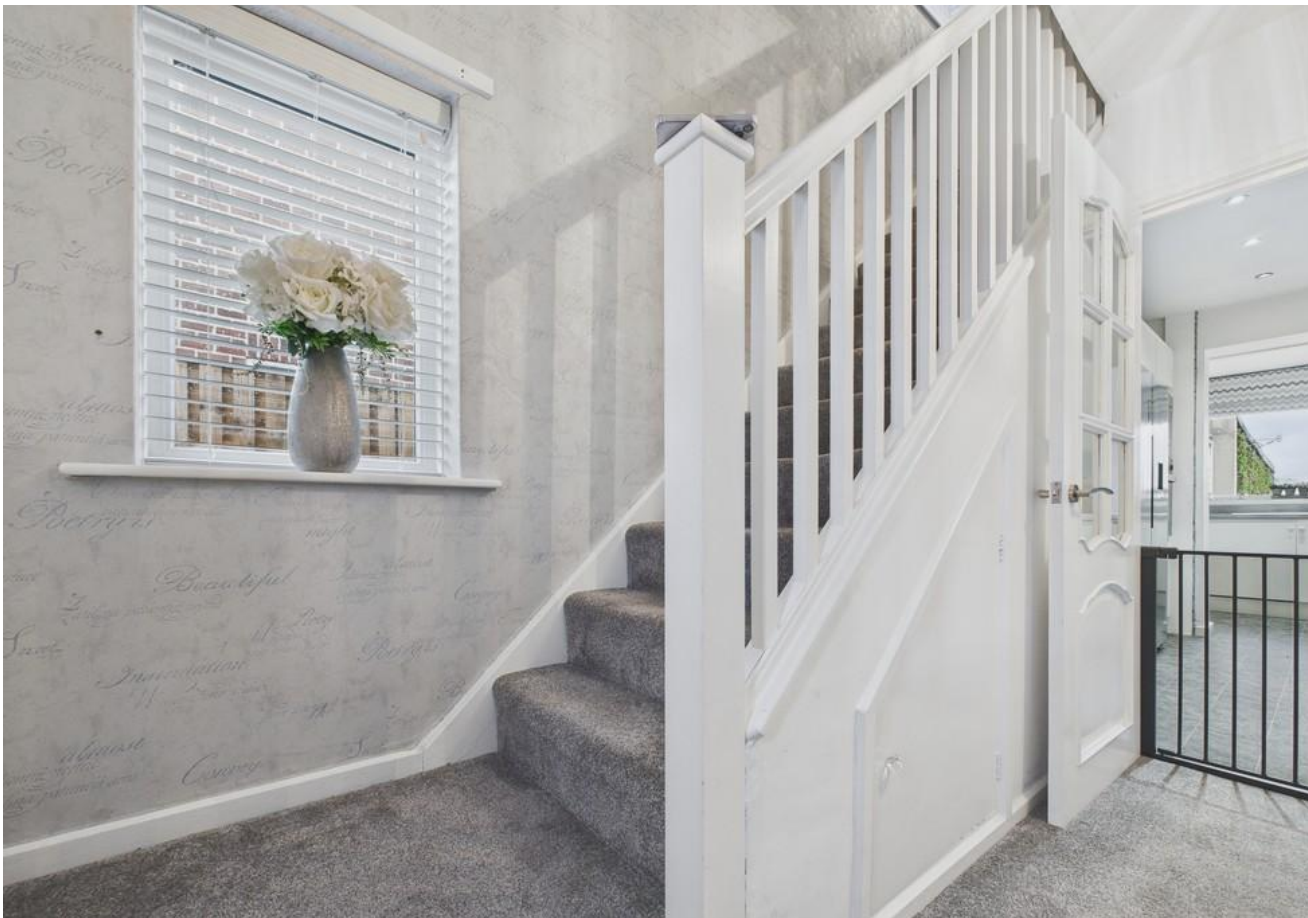
**FOR SALE**



**Lathe Road, Whiston**  
**Asking Price Of £230,000**

  
**MARTIN&CO**





## Lathe Road, Whiston

2 Bedrooms, 1 Bathroom

Asking Price Of £230,000

- Semi detached
- Two bedrooms
- Extended
- Commuter links
- Drive and garage

A truly stunning, thoughtfully extended two double bedroom semi-detached home, beautifully upgraded throughout and presented to an exceptional standard. Situated within this ever-popular Whiston location, the property offers stylish, ready-to-move-into accommodation that will appeal to a wide range of buyers.

The home opens into a welcoming entrance hall, featuring an elegant spindled staircase leading to the first floor. The heart of the property is the impressive extended lounge and dining room, a bright and spacious area enhanced by a charming front-facing bay window and rear patio doors that seamlessly connect the indoor space to the garden - perfect for modern family living and entertaining.

The extended kitchen is both contemporary and practical, finished with sleek high-gloss white wall and base units and complete with an oven, hob, extractor hood and integrated dishwasher, offering ample workspace and storage for everyday use.

Upstairs, the first-floor landing leads to two generously sized double bedrooms. The principal bedroom benefits from a bay window and fitted wardrobes, while the family bathroom is tastefully



finished with a modern white three-piece suite.

Externally, the property continues to impress. To the front is a neatly maintained lawn with a driveway providing off-road parking and access to the single garage. To the rear is a private, enclosed garden designed for both relaxation and entertaining, featuring a patio area, lawn and attractive decked seating space.

Perfectly positioned for local amenities, public transport links and excellent road connections including the M1, M18 and Sheffield Parkway, this outstanding home offers the ideal balance of comfort, style and convenience.

An early viewing is highly recommended to appreciate the quality and lifestyle this exceptional property provides.

**ENTRANCE HALL** With a spindled staircase rising to the first floor landing, downlights to the ceiling, side

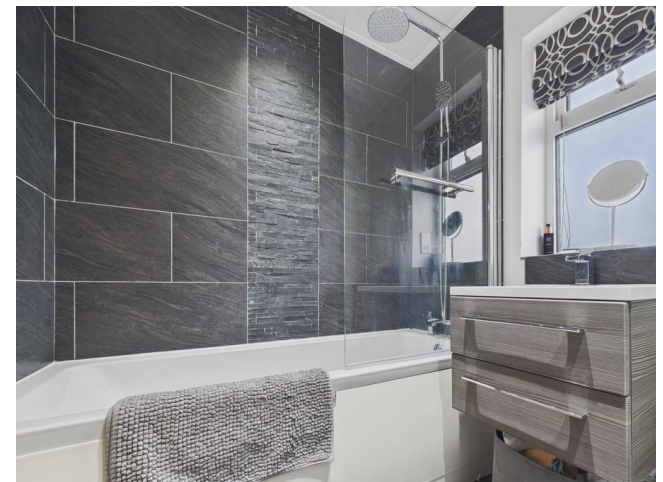
facing window and front facing window.

**LOUNGE / DINING ROOM** This extended lounge / dining room is a generous size with downlights to the ceiling. With front facing bay window and rear facing patio doors leading to the rear garden.

**EXTENDED KITCHEN** A stunning kitchen with a range of fitted wall and base units in high gloss white. Wall units include an extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, plumbing for washing machine, space for fridge freezer, integrated dishwasher, hob, eye level oven, microwave, downlights to the ceiling, side facing entrance door and rear facing window.

**LANDING** With spindled balustrade. downlights to the ceiling, oak doors and side facing window.

**BEDROOM ONE** A generous double size room with front facing bay window, built in cupboard housing the central heating boiler.

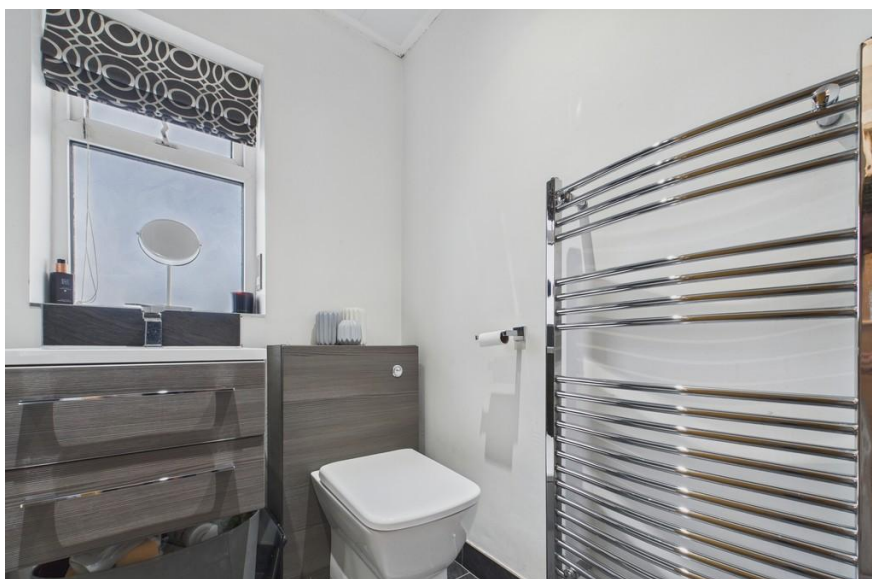




**BEDROOM TWO** A double size room with a rear facing window.

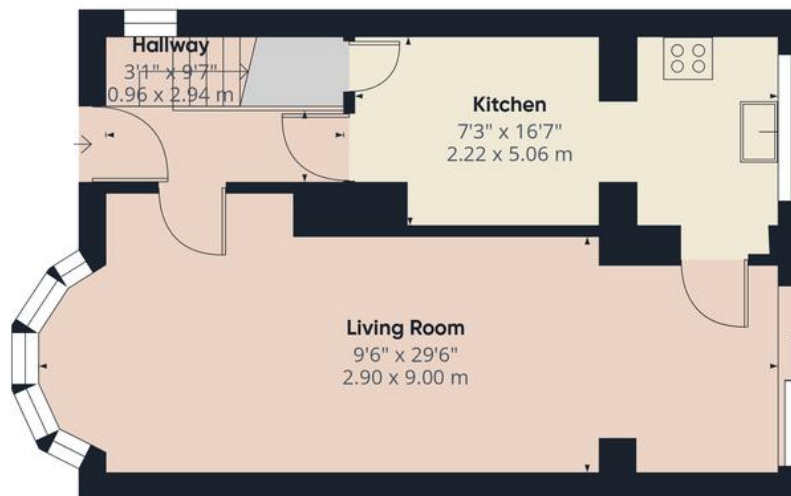
**BATHROOM** Having a white three piece suite which comprises of a vanity wash hand basin, w.c, bath with shower set over, tiled walls, downlights and rear facing window.

**OUTSIDE** To the front is a lawn garden with drive. Double gates open onto a further drive leading to the single garage. To the rear is a single garage, patio, lawn and decked area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>  
778 ft<sup>2</sup>  
72.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are

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