

FOR SALE



Sandringham Avenue, Whiston
Guide Price £210,000


MARTIN&CO



Sandringham Avenue, Whiston

2 Bedrooms, 1 Bathroom

Guide Price £210,000

- Semi detached
- Two bedrooms
- Corner plot
- Drive and garage
- No chain

GUIDE PRICE £210,000 - £220,000. Set on a generous corner plot within a well-regarded part of Whiston, Sandringham Avenue offers a practical and well-maintained semi-detached home with the added bonus of no onward chain. The position of the property gives it a larger garden than many others in the area, and the drive to the side provides off-road parking for several vehicles, as well as access to a single detached garage. It's a property that will appeal to a wide range of buyers, from first-timers and downsizers to anyone looking for a move-in-ready home.

The location is a strong point here. Sandringham Avenue sits within easy reach of everyday essentials, schools, and transport links. Whiston village itself has a good range of local shops, a pharmacy, and takeaways, while larger supermarkets such as Morrisons, Lidl, and Aldi are a short drive away. Rotherham town centre, with its full mix of retail, leisure, and transport facilities, is also within easy reach.

For those commuting to Sheffield, Meadowhall, or further afield, the house is well placed. The M1 and M18 motorways are nearby, as is the Sheffield Parkway, offering a direct route into the city. Public transport links are readily available, and Rotherham Central railway station provides regular services

across the region.

Inside, the layout is straightforward and easy to manage. Entry is via the side, leading into a hallway with stairs rising to the first floor. The hallway opens directly into the dining kitchen, which is fitted with a range of shaker-style wall and base units, along with space for freestanding appliances. There's plenty of room here for a dining table.

At the front of the house is a bay windowed lounge, which offers a bright and pleasant living space. The focal point is a feature fire surround with electric fire, and the bay window helps to draw in natural light while also giving the room a more spacious feel.

Upstairs, there are two bedrooms – both of which are a good size. The second bedroom includes mirror-fronted wardrobes that help maximise storage while keeping a clean, modern look. The bathroom is fitted with a white three-piece suite including panelled bath, wash basin, and WC. It's well maintained and neutral in style.

The outside space is one of the real benefits of this home. The corner plot allows for a wider lawned

frontage, giving the house a more open feel and added privacy. The side drive runs along the full length of the plot and offers plenty of parking space, leading to a single detached garage which is ideal for storage or further use.

To the rear, the garden is enclosed and low maintenance, with artificial lawn, a paved patio area, and a useful garden shed. It's a tidy, private space that suits a range of needs, whether for sitting out, entertaining, or simply relaxing.

The overall condition of the property means it's ready to move into, while the layout and plot size offer scope for future improvements or extensions, subject to planning consent. Being offered with no chain, the process of purchasing is also likely to be more straightforward, making it an appealing option in today's market.

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



LOUNGE A generous size lounge which has a picture rail. The focal point of the room is the feature fire surround which houses the electric fire and front facing bay window overlooking the front garden.

DINING KITCHEN Fitted with a range of shaker style wall and base units, wall units include extractor hood. Base units are set beneath contrasting worktops with tiled splash backs include a single bowl sink, space for cooker, plumbing for both washing machine and dishwasher. With useful under stairs store cupboard, dual aspect windows to the side, the rear and rear facing entrance door to the garden.

LANDING With access to the loft and spindled balustrade.

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

BEDROOM TWO A good size second bedroom with built in mirror fronted wardrobes, further built in storage cupboard which houses the central heating boiler and rear facing window.

BATHROOM With a white three piece suite comprising of a vanity wash hand basin, low flush w.c, bath with shower set over, tiled walls and rear facing window.

OUTSIDE Set on an enviable corner plot with extensive drive providing off road parking for several vehicles which leads to the single detached garage. To the front is a larger than average garden laid to lawn with mature trees and shrubs. To the rear is an enclosed garden with paved patio, artificial lawn and shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
651 ft²
60.4 m²

(1) Excluding balconies and terraces

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>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.