



**Guilthwaite Crescent, Whiston Rotherham S60 4EX**

**welcome to**

**Guilthwaite Crescent, Whiston Rotherham**

£230,000 - HOME IS WHERE THE HEART IS - This beautiful three bedroom semi detached is offered to market boasting spacious accommodation throughout with shower room & bathroom, off road parking & a delightful rear garden...ARRANGE YOUR VIEWING NOW!!!



### **Entrance Hall**

Leading into the lounge having a front facing door & a radiator.

### **Lounge**

Having a front facing double glazed window & a radiator. The lounge leads into the kitchen/diner & the the hallway into the extension.

### **Kitchen**

Fitted with wall & base units with worktops housing the sink & drainer. There is space for a cooker, a fridge/freezer & a washing machine. Having two rear facing windows & a radiator.

### **Extension**

Having a side facing double glazed window & a light tunnel in the roof of the extension along with rear facing patio doors leading to the garden & a radiator.

### **Shower Room**

Situated to the rear of the property in the extension fitted with a shower, a hand wash basin & a WC. Having a rear facing window & a heated towel rail.

### **Landing**

Providing access to the loft via pull down ladder. The loft is 3/4 boarded ideal for additional storage space with a velux window.

### **Bedroom One**

Having a front facing front facing double glazed window & a radiator.

### **Bedroom Two**

Having a rear facing double glazed window & a radiator.

### **Bedroom Three**

Having a front facing double glazed window & a radiator.

### **Bathroom**

Fitted with a bath & a shower, a hand wash basin & a

WC. Having a rear facing window.

### **Outside**

To the front of the property is a drive providing off road parking.

To the rear is a fully secured lawned garden & a patio.



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welcome to

## Guilthwaite Crescent, Whiston Rotherham

- Three bedroom semi detached property - Two bathrooms
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/family buyer
- Drive providing off road parking
- Rear garden & patio

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116978 - 0004

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