Sandringham Avenue Whiston  Rotherham S60 4DT
Guide Price £140,000 to £150,000
• Rear extended bay window two bed semi-detached
• Stunning open plan kitchen Diner with integral appliances
• Fully block paved driveway, front & rear gardens
• Refurbished throughout
• Super location - easy reach of Rotherham, Sheffield and M1
• Early viewing advised!

Guide Price £140,000 to £150,000 - This rear extended bay windowed two bedroom semi-detached has been FULLY REFURBISHED THROUGHOUT and is situated within a sought after Whiston location which is well placed for Rotherham, Sheffield and commuter transport links. It has been re-floored and decorated and has a stunning REAR EXTENDED open plan Kitchen Diner, the Kitchen with a newly appointed range of units with integral appliances, a spacious Lounge, a newly appointed modern bathroom with shower, a fully block paved driveway and gardens to the front and rear. EARLY VIEWING ADVISED! By appointment on 01709 515740. EPC D

Entrance Hall
A PVCu door gives way to an entrance hall with a staircase to the first floor, wood effect laminated flooring, telephone point and side opaque window.

Lounge 13' 5” x 13’ 5” (4.09m x 4.09m) into Bay
Recently re-floored and neutrally decorated, as is the whole house, with a large double glazed front bay window and radiator.

Open Plan Kitchen Dining Room 17’ 1” x 13’ 5”
(5.20m x 4.09m) maximum
Rear extended creating a larger than usual Kitchen, recently appointed with a stylish range of units in a gloss finish with a contrasting work top which has an inset stainless steel bowl and drainer, Integrated appliances include an electric oven, electric hob and extractor hood, integrated fridge, washing machine and dishwasher. It also enjoys the light from both side and rear aspect windows and has inset ceiling lights.

Dining Area
With under stairs storage and fully glazed French doors which open into the Garden.

Bedroom 1 13’ 5” x 10’ 3” (4.09m x 3.12m)
With a front double glazed window, radiator and with built-in storage.

Bedroom 2 10’ 1” x 8’ 3” (3.07m x 2.51m)
Rear double glazed window, radiator and with built-in storage.

Bedroom 2 10’ 1” x 8’ 3” (3.07m x 2.51m)
Rear double glazed window, radiator and with built-in storage.

Bathroom
Newly appointed with a modern range in white comprising of a bath with wall mounted shower attachments and folding glass screen, a WC and pedestal hand wash basin. It also has a rear opaque window and a wall mounted chrome towel heater.

Exterior & Garden
There are gardens front and rear. The front is laid to lawn and has a fully block paved driveway providing off-street parking. The rear is privately enclosed and has recently been fully re-turfed.
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If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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