



3 Greystones Road, Whiston, Rotherham, South Yorkshire, S60 4BG

**Fixed Asking Price £375,000**

Occupying a corner plot on the junction of Greystones Road and Moorhouse Lane is this spacious and versatile stone-fronted DETACHED BUNGALOW offered for sale with vacant possession. The freshly decorated and carpeted accommodation, which is complemented by both GAS CENTRAL HEATING and DOUBLE GLAZING briefly comprises of : Entrance Hall, open plan Lounge/Dining Room, large Games Room, Kitchen, Utility Room, master Bedroom with En-Suite, three further double Bedrooms and family Bathroom.

There are lawned gardens to three sides with double width drive and DOUBLE GARAGE.

## **ENTRANCE HALL**

With double glazed front entrance door, radiator and cloaks cupboard

## **DINING ROOM 12'0" x 12'2" (3.66 x 3.73)**

Having two front facing picture windows, radiator and double doors returning to the Entrance Hall, open plan to the :-

## **LOUNGE 21'1" x 11'10" (6.45 x 3.61)**



With fireplace surround and electric fire, two radiators and rear facing sliding patio doors

## **KITCHEN 13'3" x 8'7" (4.06 x 2.64)**



With fitted base and wall units and inset stainless steel sink set beneath the side facing picture window. Gas hob with extractor hood and electric oven to one side. Fitted breakfast bar with radiator beneath, polished tiled flooring

## **UTILITY ROOM 8'0" x 6'11" (2.44 x 2.13)**

Having front and rear external doors, base and wall cupboards, plumbing for washing machine and radiator. Access to the underfloor cellar area.

## **GAMES/ENTERTAINING ROOM 21'5" x 14'11" (6.53 x 4.57)**



With sliding patio doors opening onto the side gardens with additional rear facing picture window. Two radiators and ceiling downlighters

## **BEDROOM ONE 12'11" x 10'11" (3.94 x 3.35)**



With side facing patio doors and radiator

## **EN-SUITE WET ROOM 7'6" x 6'5" (2.31 x 1.96)**



Having a shower, vanity wash basin and W.C. Radiator and opaque glazed window.

## **REAR BEDROOM 16'0" x 8'11" (4.88 x 2.72)**



With double doors opening onto the patio, radiator and built-in wardrobes to one wall with central dressing table and drawer unit

## **FRONT BEDROOM 12'7" x 10'9" (3.86 x 3.28)**



With built-in wardrobes, radiator and picture window

## **BEDROOM FOUR 10'11" x 10'7" (3.35 x 3.23)**

With front facing window and radiator

## **FAMILY BATHROOM 12'7" x 6'9" (3.84 x 2.06)**



With white suite comprising of a bath, vanity unit, W.C. and shower cubicle. Tiling to the walls, radiator, extractor fan and linen cupboard with radiator

## **OUTSIDE**



The property occupies a corner plot with gardens to front, side and rear with flagged patio, pergola and barbecue area. To the front is a double width drive and access to the:-

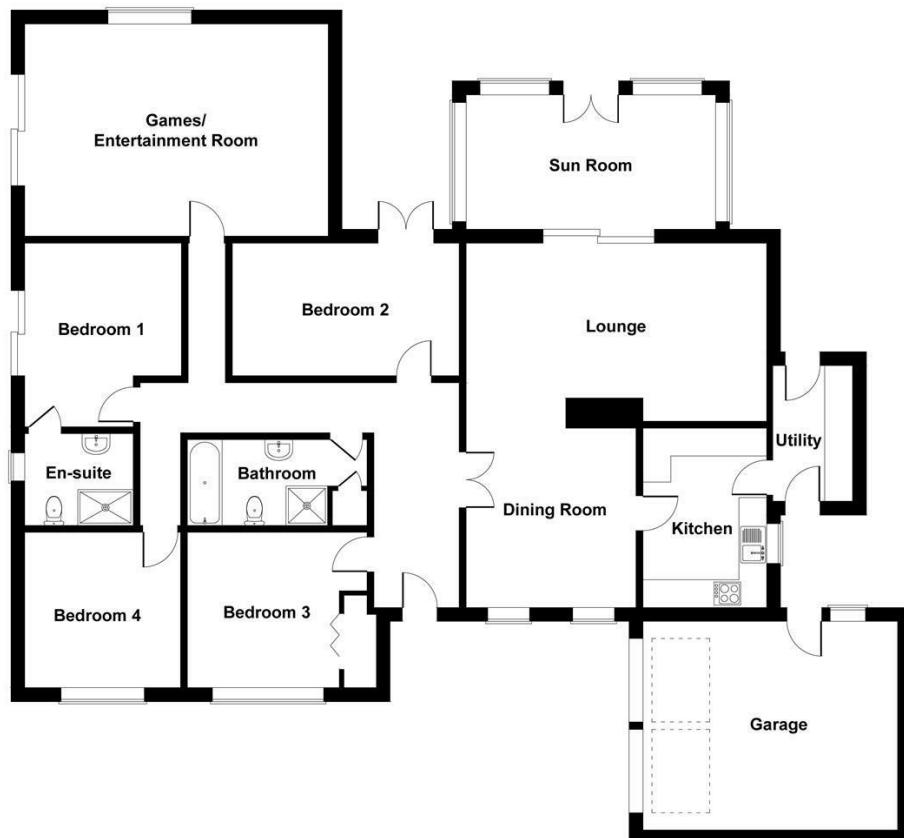
## **ATTACHED DOUBLE GARAGE**

Housing the gas boiler and hot water cylinder.

## **ADDITIONAL NOTES**

The access ramp to the front will be removed by the vendor if not required

## Floor Plan



Plan for reference only to location of rooms and property layout.  
For detailed measurements, please refer to the property's sales particulars.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	63	
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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