merryweathers
Est. 1832

57 Worry Goose Lane, Whiston, Rotherham, S60 4AB

Offers Around £249,950

Located in a sought-after Village is this EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE OCCUPYING A CORNER PLOT.

The property offers spacious accommodation complimented by GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING. The accommodation briefly comprises: Hall, bay windowed Lounge, Dining Kitchen, three Bedrooms and Bathroom.

There are gardens to three sides with a large Garage and additional parking space.

HALL
With composite front door and radiator

LOUNGE 13'6" x 11'3" (4.12 x 3.44)

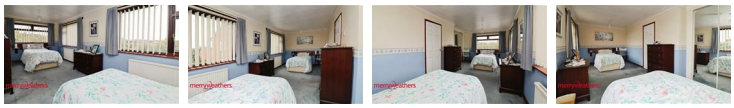
The measurement excluding the front facing bay window. Feature fireplace surround and radiator

DINING KITCHEN 17'11" x 13'8" (5.48 x 4.17)

Having a range of fitted base and wall cupboards and breakfast bar with inset stainless steel sink set beneath the rear facing window. Integrated gas hob with high level extractor hood with electric oven to one side. Space and plumbing for washing machine. Radiator, rear uPVC entrance door. Under stairs Pantry

LANDING
With Airing cupboard

BEDROOM ONE 10'0" x 21'6" (3.05 x 6.56)



Having three windows, two radiators and built-in mirror fronted wardrobes.

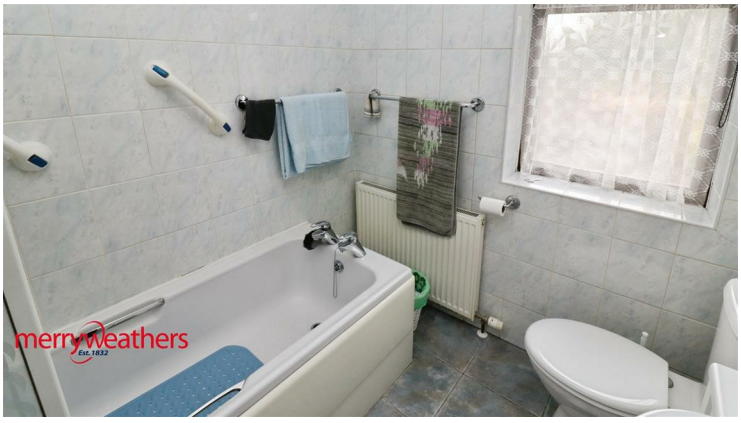
BEDROOM TWO 13'6" x 11'4" (4.13 x 3.46)

With radiator, front facing window and fitted wardrobes and additional built-in cupboard

REAR BEDROOM THREE 11'6" x 7'0" (3.51 x 2.14)

With radiator

BATHROOM 6'2" x 6'9" (1.9 x 2.07)



With panelled bath and shower above, W.C. and vanity wash basin. Radiator, tiled walls and opaque glazed window.

OUTSIDE

The property occupies a corner plot with lawned front and side gardens and enclosed rear garden with timber shed and greenhouse.

GARAGE 21'6" x 10'0" (6.56 x 3.05)
With up and over door and rear door. Wall-mounted Glow-worm gas boiler

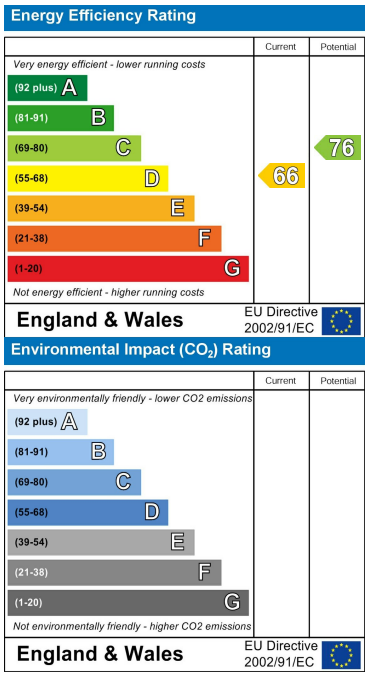
MATERIAL INFORMATION
Council Tax Band C
Tenure Freehold
Property Type Semi detached house
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type driveway and garage
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. https://www.groundstability.com/public/web/home.xhtml

Floor Plan

Area Map

Energy Efficiency Graph



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