



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

**£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)



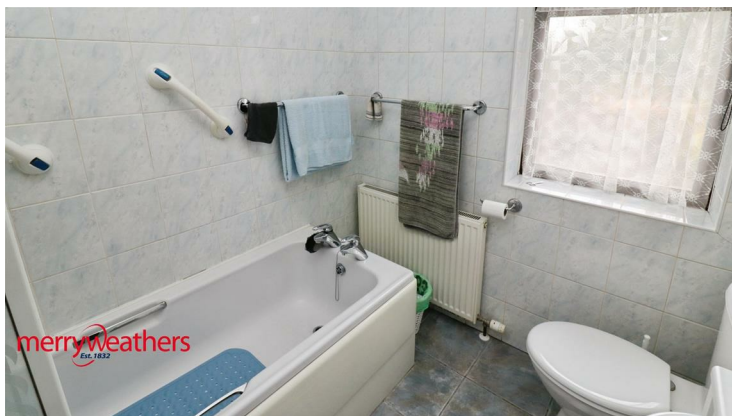
With radiator, front facing window and fitted wardrobes and additional built-in cupboard

## 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.

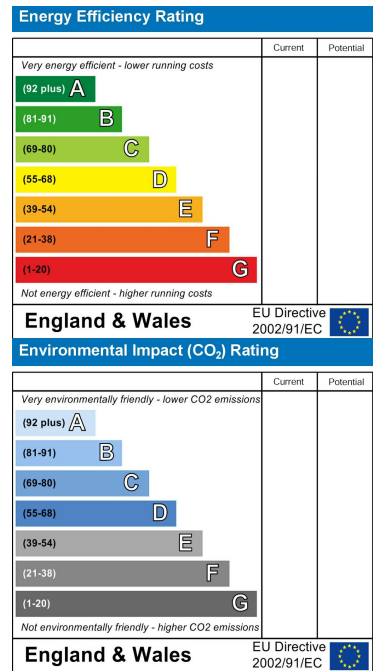
<https://www.groundstability.com/public/web/home.xhtml>

## Floor Plan

## Area Map



## Energy Efficiency Graph



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